

Business Units, Motortrade, Industrial / Warehouse

TO LET / FOR SALE



CURCHOD&CO



Units 7, 8 & 9 Alton Business Centre

Omega Park, Wilsom Road, Alton, GU34 2YU

Industrial units currently used
for high end vehicle
showroom and workshops

3,979 to 13,060 sq ft

(369.66 to 1,213.31 sq m)

- Available as a whole or separately
- Vehicle lift enabling 1st floor vehicle storage
- Excellent parking provision
- 3 phase power
- Situated in established business development
- Easy access to A31 and Junction 5 of the M3
- Within 0.5 miles of mainline railway station (London Waterloo)
- Within 1 mile of Alton town centre

curchodandco.com | 01252 710822

Chartered surveyors, land property & construction consultants

Units 7, 8 & 9 Alton Business Centre, Omega Park, Wilsom Road, Alton, GU34 2YU

Summary

Available Size	3,979 to 13,060 sq ft
Price	See 'Terms' section for further information
Rates Payable	£42,588 per annum The rates payable is based on the rating for all three units
Rateable Value	£78,000
Service Charge	N/A
EPC Rating	Upon enquiry

Description

7,8 & 9 Alton Business Centre comprise a terrace of 3 high tech units which are currently used for a high end car storage/showroom and workshop. Each unit benefits from its own self contained entrance with WC/kitchen facilities. The units offer industrial accommodation to the ground floor with offices to the first floor. Each unit also has the benefit of retrofitted reinforced mezzanines and there is a vehicle lift which enables the current owner to store vehicles at first floor level.

The units benefit from a generous forecourt to the front providing ample space for staff/visitor parking or for vehicle sales purposes. Access is available to each unit via loading doors and there is additional yard space to the side of unit 7.

Location

The units are situated on the well established Alton Business Centre development which was constructed in the early 1990's. The development is well located for access to both the town centre and the A31. The A31 provides fast access to the Blackwater Valley and M3 via the A331. To the south west the A31 also links with Winchester and Southampton via the M3. Alton lies at the centre of East Hampshire with a catchment population of over 100,000. The town has a well established industrial/commercial centre and a substantial business community.

Accommodation

The accommodation comprises the following areas (measured on a gross internal area basis). See accommodation schedule for further information:

Name	sq ft	sq m
Unit - 7	4,580	425.50
Unit - 8	4,501	418.16
Unit - 9	3,979	369.66
Total	13,060	1,213.32

Terms

The units are available to purchase or to rent either as a whole or separately on the following terms:

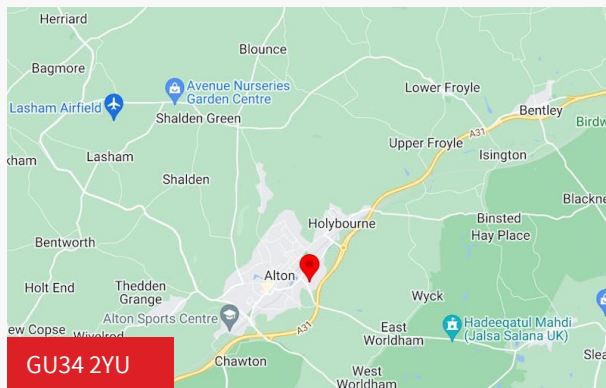
Freehold: Unit 7 - £515,000, unit 8 - £504,000, unit 9 - £496,000

Leasehold: Unit 7 - £38,950 per annum, unit 8 - £38,150 per annum, unit 9 - £35,775 per annum

All prices are exclusive of VAT which may be charged. The rent is also exclusive of building insurance, utilities and service charge

Anti-Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



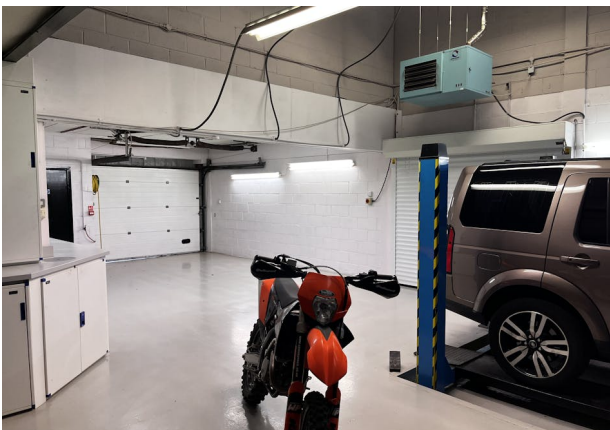
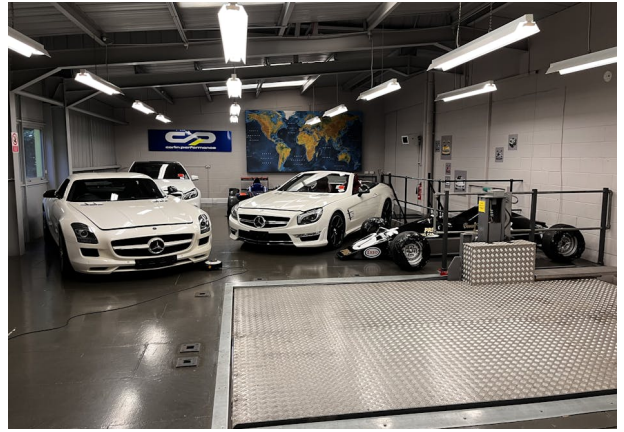
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7,8 & 9 Alton Business Centre Accommodation Schedule

Unit 7	sq. m	sq. ft
Ground floor industrial	217.11	2,337
1st floor office	81.01	872
Mezzanine	127.37	1,371
Unit 7 total	425.49	4,580

Unit 8	sq. m	sq. ft
Ground floor industrial	210.61	2,267
1st floor office	80.18	863
Mezzanine	127.37	1,371
Unit 8 total	418.16	4,501

Unit 9	sq. m	sq. ft
Ground floor industrial	212.75	2,290
1st floor office	82.22	885
Mezzanine	74.69	804
Unit 9 total	369.66	3,979

7,8 & 9 total	Sq. m	sq. ft
	1213.31	13,060