

Units 3 & 4, Absolute House

Mill Lane, Alton, GU34 2PX

Industrial / Warehouse - To Let



LOCATION

The subject property comprises a detached commercial building positioned on Mill Lane within the established market town of Alton, Hampshire. The property occupies a prominent position within a mixed commercial area, close to the town centre and Alton railway station. The surrounding area comprises a variety of office, industrial and trade occupiers, together with local amenities, retailers, cafés and restaurants. The property also benefits from convenient access to the A31, providing direct links to Guildford, Winchester and the wider strategic road network.

Alton is an affluent market town in East Hampshire with a population of approximately 18,000 and serves a wider rural catchment across Hampshire and Surrey. The A31 bypass provides direct access to Junction 6 of the M3 motorway, approximately 16 miles to the east, while London is approximately 52 miles to the north-east by road. Rail connections are excellent, with Alton railway station situated approximately 0.5 miles from the property, providing regular direct services to London Waterloo in around 70 minutes. Frequent local bus services also operate throughout Alton and the surrounding villages, with nearby stops on Mill Lane and Anstey Lane providing connections across the town and wider district.

DESCRIPTION

The property comprises a detached brick-built industrial/warehouse unit incorporating ancillary office accommodation. The specification includes an electric roller shutter loading door, LED warehouse lighting, kitchenette and WC facilities, together with ample on-site parking.

FLOOR AREAS

The following are approximate Net Internal Areas:

Areas	Sq. ft	Sq. m
Ground Floor	5,484	509.48
Upper Ground (Office)	744	69.12
Total	6,228	578.60

KEY HIGHLIGHTS

- Industrial / Warehouse To Let
- Property arranged over the ground floor extending 6,228 sq ft (578.60 sq m)
- 3 phase Power
- Ancillary Office Accomodation
- Electric roller shutter door (3.65m x 2.79m)
- New Lease with terms to be agreed

LOCATION MAP

STREET VIEW

WHAT3WORDS

360 PANORAMIC







IMPORTANT NOTICE

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BUSINESS RATES

Upon Application.

NB: Rateable Value is not the same as rates payable.

EPC

Upon Application.

TERMS

New full repairing and insuring lease(s) are available on terms to be negotiated.

CODE OF LEASING

All interested parties should be aware of the Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.

VIEWING

For a formal viewing strictly by appointment with Savills.

AML

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

CONTACT

For further information please contact:

Simon Woodruff

+44 (0) 7967 872948

simon.woodruff@savills.com

Samuel Hart

+44 (0) 7812 425097

samuel.hart@savills.com

