

**UNIT 15 CAKER STREAM ROAD
MILL LANE INDUSTRIAL ESTATE
ALTON
HAMPSHIRE
GU34 2QF**



**TO LET 7,856 SQ FT (730 SQM)
WAREHOUSE/INDUSTRIAL UNIT**

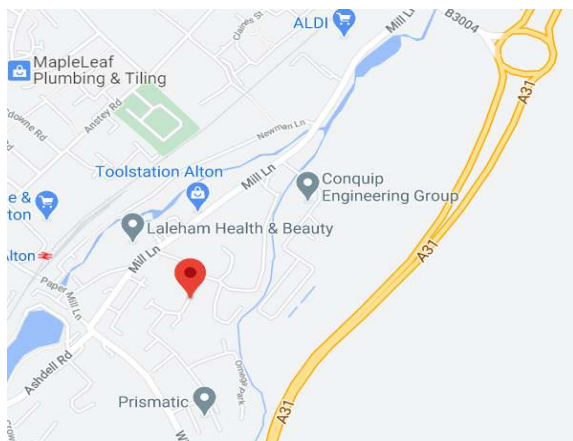
12-14 Denman Street, London W1D 7HJ
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LOCATION

The unit is located in Alton approximately 50 miles to the south west of London and 30 miles from Guildford.

Caker Stream Road links directly to Mill Lane which in turn provides an indirect link via the B3004 to the A31 and associated road network.

The town is served by a direct train line to London Waterloo with a journey time of approximately 1 hour 10 minutes.



DESCRIPTION

The property comprises a purpose-built end of terrace warehouse/industrial unit suitable for a variety of uses and benefiting from the following.

- Front and Rear Loading doors
- 2x dedicated loading yards
- Self-contained secure site
- New roof (replaced approx. 5 years ago)
- 5m eaves
- Kitchen, W/C's and shower
- Excellent parking provision
- To be refurbished

TERMS

A new full repairing and insuring lease on terms to be agreed direct from the landlord.

ACCOMMODATION

	SQ M	SQ FT
Warehouse	669.04	7,201
Office/Ancillary	41.14	443
Store	19.72	212
TOTAL	729.90	7,856

ENERGY PERFORMANCE CERTIFICATE

Available on request.

ANTI MONEY LAUNDERING

To comply with Anti Money Laundering regulations, TLRE will be required to undertake ID checks for all interested parties.

BUSINESS RATES

We understand the property has a Rateable Value of £60,000 however potential occupiers are recommended to make their own enquiries to East Hampshire District Council

LEGAL COSTS

Each party to bear their own legal costs in this matter.

VIEWING

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