

TO LET OR FOR SALE

- Dual aspect, former gym/office premises overlooking High Street/Public Gardens
- Prominent High Street location opposite M&S
- Mainline Station 1 mile
- Easy access A31
- Adjacent to substantial public car parking
- Air conditioning
- Double glazing
- Solid concrete floors
- High Street, side and back entrances
- Flexible Class E Use
- Male and Female locker rooms
- WCs, staff facilities

FIRST FLOOR, HAMLET HOUSE 80A HIGH STREET, ALTON, HAMPSHIRE, GU34 1EN

**4,500 SQ FT OPEN PLAN BUSINESS SPACE
TOWN CENTRE LOCATION
TO LET OR FOR SALE**



[**Website and Brochure Link**](#)

Contact: Chris Glanfield BSc(Hons) MRICS

Glanfield Holmlund

Chartered Surveyors

Tel: 01420 544117, Mob: 07785 346709

Email: glanfield.holmlund@talk21.com



Accommodation

GROUND FLOOR: ENTRANCE HALL
FIRST FLOOR: 4,500 SQ FT (418 SQ M)

Terms

The accommodation is available either by way of a new lease for length of term to be agreed, or for sale freehold.

The ground and second floors are subject to long leases, effectively with no/minimal rent payable to the freehold.

The first floor is vacant. Rent and price details on request.