TO LET
(or for sale)

- Fully refurbished, air-conditioned offices
- Flexible, open plan layout arranged over two floors
- Close proximity to Alton Retail Park, easy access to A31
- 20 parking spaces
- Within 1/2 mile of Alton railway station (London Waterloo 1 hour)
- Usual staff facilities, including shower
- 3 phase power, kitchen, LED lighting, newly carpeted

Herriard House, Mill Lane, ALTON, GU34 2QJ

3,671 sq ft, Modern, Office Building - TO LET (may sell)



Website and Brochure Link







Contact: Chris Glanfield BSc(Hons) MRICS

Glanfield Holmlund

Chartered Surveyors

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Email: glanfield.holmlund@talk21.com

Accommodation

Ground Floor	1,870sq ft	173.7 sq m
First Floor	1,801 sq ft	167.3 sq m
Total	**3,671 sq ft**	**341.0 sq m**

Terms

The accommodation is available on the basis of a new lease for length of term to be agreed, for a minimum term certain of 5 years at a rent of £64,500. There is a service charge with details on application.

Consideration may be given to a freehold sale.

Misrepresentation Act 1967: Whilst all the information in these particulars is belived to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. The areas quoted are approximate.
Finance Act 1989: Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect to any transaction.
Code for Leasing Business Premises: In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.
AML: In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Glanfield Holmlund are required to identify all prospective purchasers and tenants.