



1 & 2 Grove Park

Alton, GU34 2QG

Two newly refurbished industrial/warehouse units, available individually or combined.

3,103 to 6,349 sq ft
(288.28 to 589.84 sq m)

- Unit 1: 3,246 sq ft | Unit 2: 3,103 sq ft
- Available to let individually
- Combined option of 6,349 sq ft also available
- Internally & externally refurbished
- 5.7m maximum clear height
- Loading door per unit (approx. 4.1m W x 3.6m H)
- LED lighting & Gas heating
- Three phase power
- 6 allocated parking spaces per unit, plus 1 further space available by negotiation

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Summary

Available Size	3,103 to 6,349 sq ft
Business Rates	Business rates on application
EPC Rating	C (66)

Description

Grove Park offers two self-contained industrial/warehouse units, each available on its own lease. The units are of steel frame construction with part brick, part clad elevations beneath insulated roofs incorporating translucent roof panels.

Both units have been fully refurbished, inside and out. Each has its own loading door measuring approximately 4.1m wide by 3.6m high, a maximum clear internal height of 5.7m, first floor office accommodation, a fitted kitchen, WCs and LED lighting throughout. Each also has separate pedestrian access fronting Mill Lane.

Each unit has 6 allocated parking spaces. One further space is available to either unit by negotiation, giving 13 spaces across the two units.

For occupiers needing more space, the units can also be taken together to provide 6,349 sq ft.

Location

The properties are situated on the well-established Grove Park development in the heart of Alton's industrial area, prominently positioned on Mill Lane. The location offers excellent connectivity, with the A31 Guildford to Winchester trunk road close by, linking north to the A31/A331 and south to the M3. Alton town centre and the mainline railway station - providing a direct service to London Waterloo - are both within a 10-minute walk.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Unit - 1	3,246	301.56
Unit - 2	3,103	288.28
Total	6,349	589.84

Terms

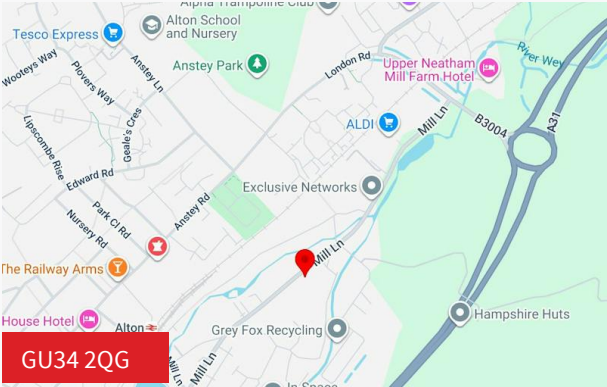
A new lease is available directly from the Landlord, for a term to be agreed.

Legal Costs

Each party to be responsible for their own legal costs associated with this transaction.

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.



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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