Industrial / Warehouse

TO LET

CURCHOD&CO



Units 1-5 Magpie Works

Station Approach, Four Marks, Alton, GU34 5HN

Industrial / Warehouse Units

3,816 to 11,658 sq ft

(354.52 to 1,083.06 sq m)

- Can be let as a whole or split to suit an occupiers requirements
- Due to be refurbished
- New roof to be installed
- Ample on site parking
- Three phase electricity
- Loading door access

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Summary

Available Size	3,816 to 11,658 sq ft
Rent	£11 per sq ft
Business Rates	Details can be provided upon application
EPC Rating	Upon enquiry

Description

The property comprises an industrial/warehouse unit of standard portal frame construction with brick and blockwork elevations together with steel-clad external elevations. Internally, the units benefit from solid concrete floors, strip lighting, roof lights and three-phase power. Various mezzanine floors have also been installed providing additional office and storage accommodation.

Externally, the site provides ample space for loading and parking for staff and visitors.

The accommodation, which is due to be redecorated throughout, has been subdivided to create a number of smaller units which can be let as a whole or split to suit an occupiers needs. Further details upon application.

Location

The property is situated within Magpie Works in Four Marks, in the East Hampshire district of Hampshire. The estate occupies a convenient and accessible location just off the A31, providing excellent road connectivity to Alton, Winchester and Guildford, together with onward access to the M3 motorway and the wider national motorway network.

Four Marks is an established commercial and residential location positioned approximately 4 miles south-west of Alton and benefits from a range of local amenities.

Accommodation

The accommodation comprises the following areas (measured on a gross internal area basis):

Name	sq ft	sq m
Unit - 1	916	85.10
Unit - 2	3,816	354.52
Unit - 3	2,389	221.95
Unit - 4	1,189	110.46
Unit - 5	3,348	311.04

Terms

A new full repairing and insuring lease is available directly from the landlord. Further details on application.

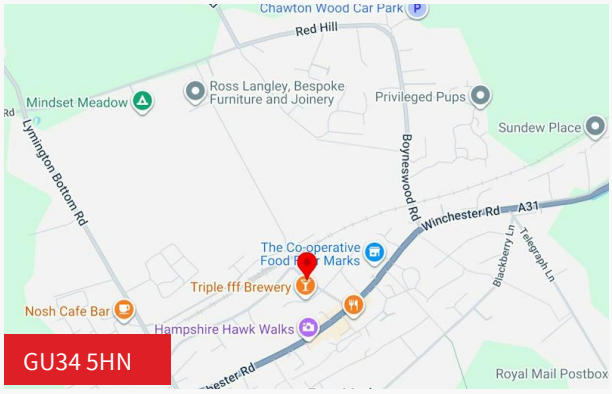
Legal Costs / VAT

Each party to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which will be charged.

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

Matthew Munday
01252 710822 | 07742 336948
mmunday@curchodandco.com

Jack Burghart
01252 710822 | 07770 477386
jburghart@curchodandco.com

More properties @ curchodandco.com

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