Industrial / Warehouse

TO LET

CURCHOD&CO

Units 3 & 4, Absolute House

Mill Lane, Alton, GU34 2PX

Open plan industrial unit with ancillary office accommodation

6,228 sq ft

(578.60 sq m)

- Ample parking
- LED strip lights
- Electric roller shutter door 3.65m x 2.79m
- 3 phase power
- WC & kitchen facilities
- New windows
- Concrete floor

Units 3 & 4, Absolute House, Mill Lane, Alton, GU34 2PX

Summary

Available Size	6,228 sq ft
Rent	Rent on application
Business Rates	TBC
EPC Rating	Upon enquiry

Description

Absolute House is a brick built ground floor industrial/warehouse unit which benefits from ancillary office accommodation, an electric roller shutter door, LED strip lights, kitchenette and WC facility, and ample parking for employees.

Location

Absolute House is situated 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 the following areas:

Name	sq ft	sq m
Ground - Warehouse	5,484	509.48
1st - Office	744	69.12
Total	**6,228**	**578.60**

Terms

A new lease is available for a term to be agreed upon.

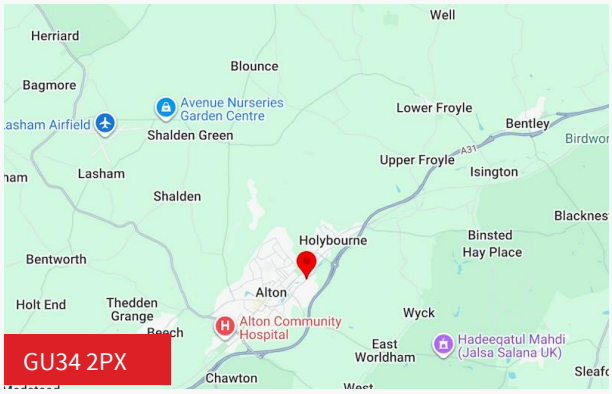
Anti Money Laundering

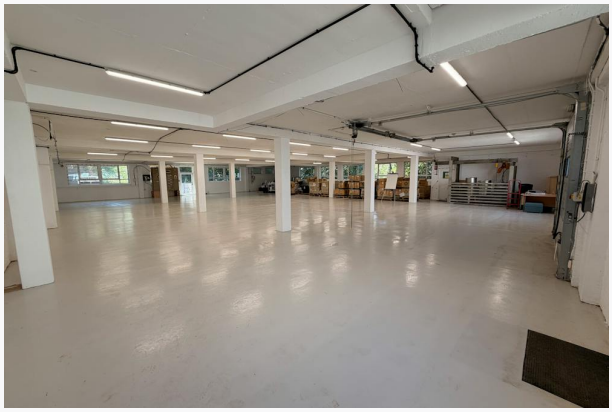
To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

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

All prices are quoted exclusive of VAT which may be charged.





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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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