Office

TO LET / FOR SALE

CURCHOD&CO



Herriard House

Mill Lane, Alton, GU34 2QJ

Self contained office with excellent A31 access

3,671 sq ft

(341.05 sq m)

- Refurbished
- Air conditioning
- LED lights
- Carpeted floors
- 3 phase power
- 20 parking spaces
- Kitchenette
- WC's

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Summary

Available Size	3,671 sq ft
Rent	£64,500 per annum
Business Rates	TBC
Service Charge	TBC
EPC Rating	C (55)

Description

Herriard House comprises a self-contained office building arranged over ground and first floors, which has recently undergone a refurbishment to provide well-presented and flexible office accommodation.

The property offers open-plan office accommodation, suitable for a variety of occupier requirements. Both floors benefit from air conditioning, LED lighting, carpeted floors and WC facilities, with the first floor also providing a fitted kitchenette.

Externally, the property benefits from 20 allocated car parking spaces, providing an excellent parking ratio for staff and visitors.

Herriard House is available on a leasehold basis and a freehold sale may also be considered.

Location

Herriard House is prominently positioned on Mill Lane. The location offers excellent connectivity, with the A31 Guildford to Winchester trunk road close by, linking north to the A3 and 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 - Offices	1,870	173.73
1st - Offices	1,801	167.32
Total	**3,671**	**341.05**

Terms

The property is available on a new Full Repairing and Insuring Lease for a term to be agreed.

Alternatively, the property may be available for purchase on a freehold basis.

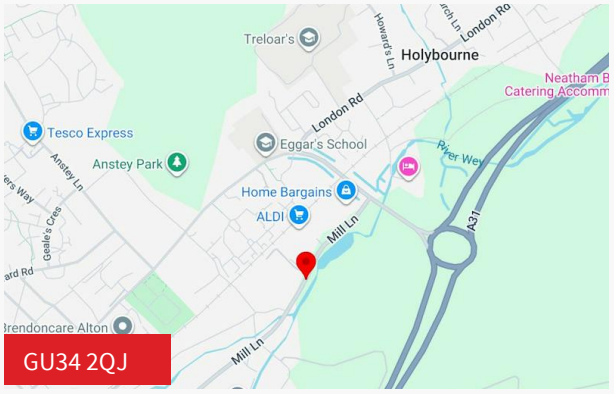
Anti Money Laundering

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 transaction.

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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