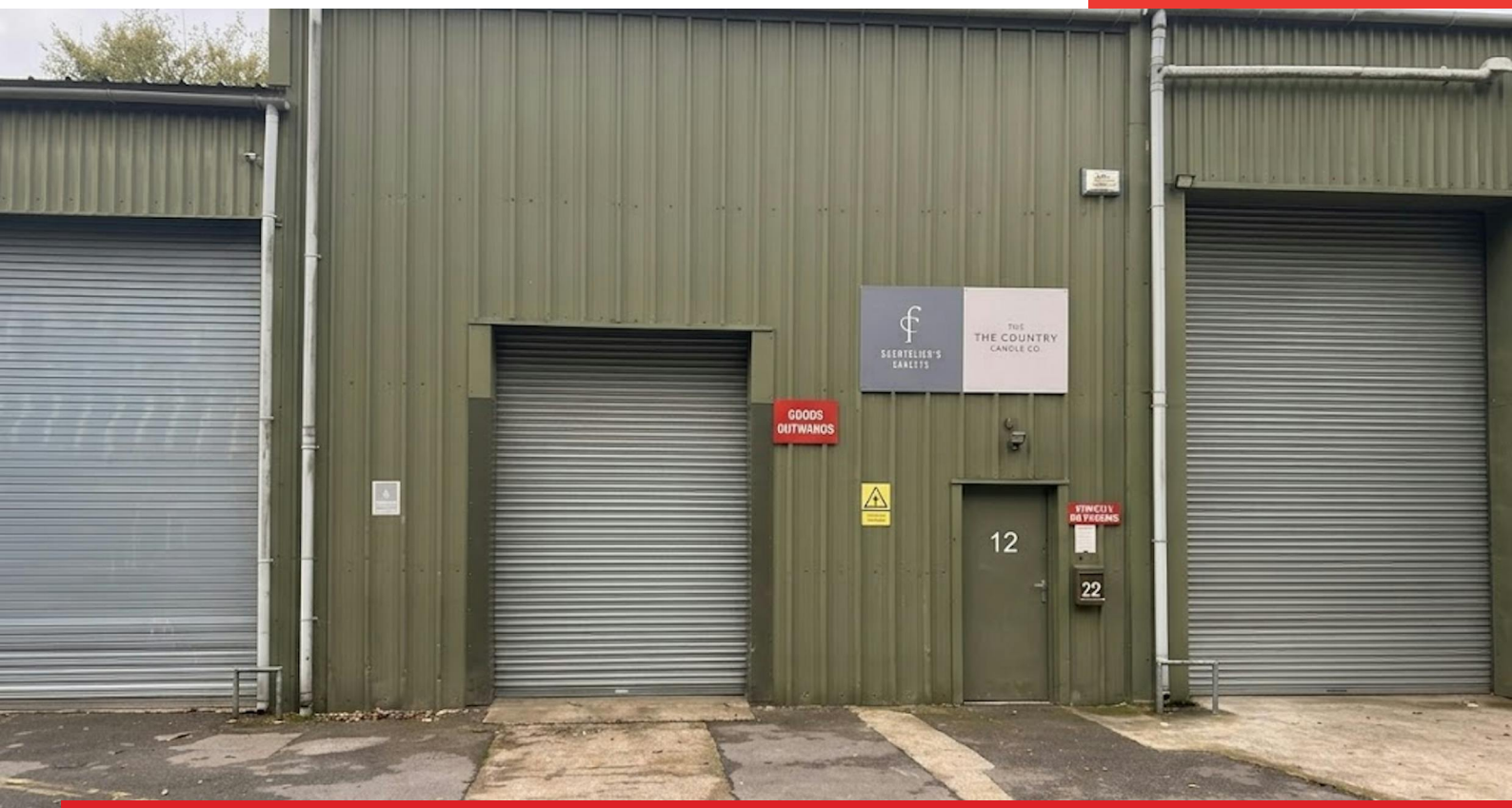
Industrial / Warehouse

TO LET

CURCHOD&CO



12A Farringdon Industrial Centre

The Old Station Yard, Alton, GU34 3DD

Industrial/warehouse accommodation with mezzanine

3,276 sq ft

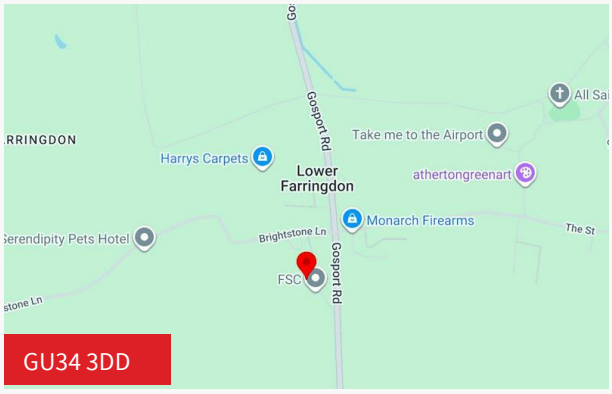
(304.35 sq m)

- LED strip lighting
- Gated industrial estate
- 3 phase power
- Mezzanine
- Kitchenette and WC facilities
- Loading door 2.5m (w) x 3.6m (h)
- Allocated parking

12A Farringdon Industrial Centre, The Old Station Yard, Alton, GU34 3DD

Summary

Available Size	3,276 sq ft
Rent	£24,550 per annum
Rates Payable	£9,396 per annum
Rateable Value	£21,750
Service Charge	TBC
EPC Rating	D (94)







Description

The available accommodation comprises of a modern industrial/warehouse unit with a 3.09m high mezzanine installed. The unit is constructed of a steel portal frame with profile metal cladding to the elevations and roof. There is a shared loading and turning area, as well as allocated parking.

Location

The premises are situated on the established Farringdon Industrial Centre, a multi let industrial estate developed in 1989. Farringdon Industrial Centre is situated approximately 3 miles south of Alton on the A32 Alton/Farnham road, the A31 being within a short distance providing good access to Winchester/M27 and northwards to the A31/A3 and wider motorway network.

Alton railway station provides regular direct services to London Waterloo, with a journey time of approximately 1 hour 10 minutes.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	1,635	151.90
Mezzanine - Storage	1,641	152.45
Total	**3,276**	**304.35**

Terms

A new effective full repairing and insuring lease is available for a term to be agreed. The landlord will retain responsibility for the structure and external envelope (including gutters and downpipes) with all maintenance/repair costs recovered through a service charge.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful 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.

Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 24/11/2026


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