CURCHOD&CO

To Let / For Sale

1,000 to 4,491 sq ft

Omega Park, Alton, GU34 2YT

Modern, High Tech Office / Laboratory & Testing Facility

- Class E Users Considered
- Three Phase Power Supply
- Generous Car Parking (23 Spaces)
- Close Proximity to Alton Railway Station
- Low Service Charge
- Fully Fitted, Plug & Play Offices Complete with Aircon and Heating Units
- DDA Compliant WC - Ground Floor



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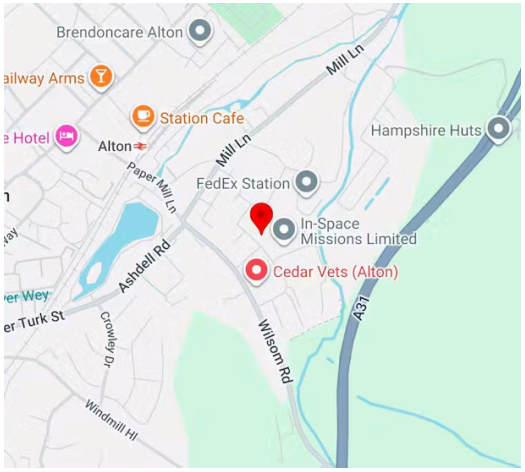





Description

Oriel Court comprises an attractive, modern two-storey office building, offering a corporate-style appearance with a combination of traditional brickwork and extensive glazed elevations beneath a pitched tiled roof.

The property forms part of an established development, set within an attractive landscaped environment comprising a shared garden. Unit 9 occupies a prominent position fronting the main estate service road and benefits from an excellent parking provision, with 23 allocated car parking spaces.

The office accommodation has been comprehensively refurbished within the last three years to provide a modern, high-quality working environment. The improvements include internal and external redecoration, new carpeting throughout, contemporary kitchen facilities, energy-efficient LED panel lighting, air conditioning / heating units, male & female WC's on both floors and professionally designed, glass-partitioned boardrooms and meeting rooms.

The property provides an excellent opportunity for occupiers seeking modern, well-presented office accommodation but offering close proximity to amenities

Location

Oriel Court is situated within Omega Park, an established business location on the outskirts of Alton, Hampshire. The development benefits from an attractive landscaped setting whilst remaining conveniently positioned for access to the town centre and its range of local amenities.

Omega Park enjoys excellent road connectivity, with convenient access to the A31, providing links towards Farnham, Guildford and the wider motorway network to the east, and Winchester and the south coast to the west.

Alton town centre is within easy reach and provides a range of shops, restaurants and everyday amenities, together with a mainline railway station offering services towards London Waterloo.

The location provides an appealing balance of accessibility, convenience and a professional business environment.

Viewings

Viewings to be arranged via the sole agents at Curchod & Co

Terms

The property is available on a new Full Repairing and Insuring lease or available for sale with vacant possession. For further enquiries please contact the sole agents at Curchod & Co.

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.

Summary

- Rent: £16 per sq ft
- Price: Price on application
- Business rates: £24,480 per annum
- Service charge: £3,826 per annum
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: C (57)
- Lease: New Lease

Further information

- View details on our website

Contact & Viewings



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Accommodation

Name	sq ft	sq m
Ground	2,206	204.94
1st	2,285	212.28
Total	**4,491**	**417.22**



