



PLUS 4,203 SQ FT MEZZ

Unit 2, Omega Park

Wilsom Road, Alton, Hampshire, GU34 2QE

**Modern industrial/warehouse
unit with large yard and
expansion potential**

26,882 sq ft

(2,497.42 sq m)

Rent: Available on Request

- May sell
- Prominently located on Omega Park
- 30 marked car spaces plus large yard
- Eaves height 5.01m
- Walking distance to train station and town centre
- Potential to extend building and/or yard

Location

The property is located on the established Omega Park estate which itself is well located for access to both the town centre and the A31, with the A31 providing fast access northwards to Farnham and Guildford together with the M3 and M25 via the A331 and A3 respectively. To the south the A31 links with Winchester and via the M3 to Southampton.

Alton is an attractive market town and established commercial centre. The town has a substantial industrial base with well established companies including Laleham Healthcare, GE, Elstead Lighting, Exclusive Networks etc.

The unit is located approximately 10 minutes walk from the town centre and the mainline railway station providing a direct link to London Waterloo (60 minutes journey time).

Description

The property comprises a modern steel portal frame industrial warehouse unit with brick elevations. The property was constructed in the 1980's and is arranged over ground and first floor providing light industrial/warehouse accommodation and ancillary offices.

The site area is approximately 1.2 acres, thus the building footprint is circa 40%.

Accommodation

The areas are measured on a gross internal basis as follows:-

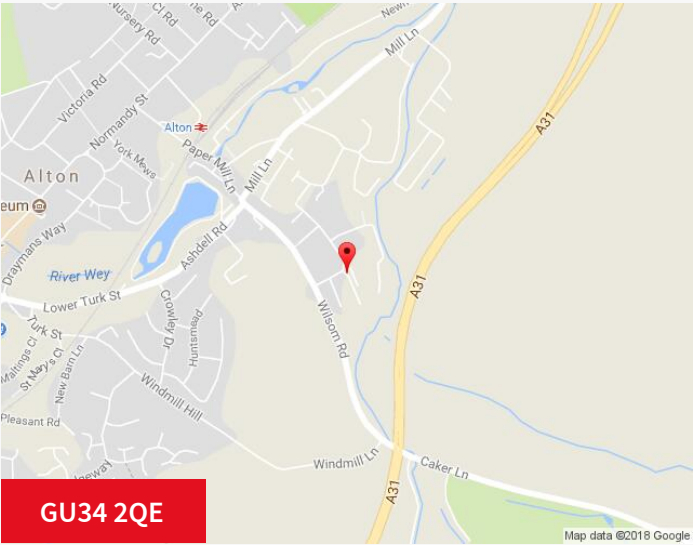
Ground Floor Warehouse/Production	20,281 sq.ft.	1,884 sq.m.
First Floor Offices	5,951 sq.ft.	553 sq.m.
Self contained Store Building	650 sq.ft.	60 sq.m.
Total Area	26,882 sq.ft.	2,497 sq.m
Storage Mezzanine	4,203 sq.ft.	390 sq.m.

Terms

A new full repairing and insuring lease is available for a term to be agreed. Alternatively our clients may consider a disposal of the freehold interest. Further details on application.

EPC

This property has been graded as 82 (D).



Viewing & Further Information

For further information or if you would like to arrange a viewing please contact our agents:

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