

FOR SALE / TO LET

19 Caker Stream Road MILL LANE INDUSTRIAL ESTATE

ALTON, Hants GU34 2QF



13,610 sq ft
(1,264 sq m)



MILL LANE

19

CAKER STREAM ROAD

MILL LANE
INDUSTRIAL
ESTATE



LOCATION

Mill Lane Industrial Estate is located in the heart of Alton's Industrial area and is well located for access to both the town centre and the A31.

The A31 provides fast access to the Blackwater Valley towns and the M3 via the A331. To the south west the A31 also links with Winchester and Southampton via the M3.

Local occupiers include FedEx, Toolstation, Laleham Healthcare, Augustus Oils, Elstead Lighting and Traffic. Caker Stream Road is approximately 5 mins walk from Alton railway station providing direct access to London Waterloo (approx. 60 mins).

TENURE

For Sale / To Let.

EPC

Rating of C - 52

DESCRIPTION

The property comprises a detached industrial / warehouse benefiting from a yard both to the front and the rear of the property.

Internally the main building is over two floors with an additional single storey extension which has been built more recently. At ground floor the floor to ceiling height is 4.9m and at first floor level 2.5m.

At ground floor level the main warehouse benefits from three WCs, a solid concrete painted floor, boiler room, LED lighting and is accessed via a rear roller shutter door. To the right hand side of the main warehouse is a lower eaves storage area (2.7m) which has been more recently constructed with an additional roller shutter door accessing the front yard area (covered by a security camera), which can be easily self-contained.

At first floor level to the front are two partitioned offices which are carpeted and benefit from central heating, a kitchen area

and two WCs accessed via a staircase to the front of the property. The rear of the first floor provides additional storage area on a solid concrete floor accessed via a goods light or via a staircase to the rear of the property.

To the rear of the property there is a yard accessed via a roadway between unit 19 and unit 16 providing access to the rear loading door and numerous parking spaces.

All the occupiers fit out is to a high specification to future proof the property.

ACCOMMODATION

The gross internal areas are as follows:

	sq ft	sq m
Main warehouse	6,033	560.5
Ground floor office	662	52.2
Separate store	1,101	102.3
First floor office	1,352	125.6
First floor storage	4,562	423.8
Total GIA	13,610	1,264

VIEWINGS

Strictly via the appointed joint agents:



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WINCHESTER

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