



TO LET

Unit 15 Caker Stream Lane
Mill Lane Industrial Estate
Alton
GU34 2QF

Warehouse/Industrial Unit

7,856 sq ft

Description

The property comprises a warehouse/industrial unit benefiting from:

- Front and rear loading doors
- Dedicated non-shared loading yards
- Font and side car parking areas
- Eaves height of 5m.
- single storey office/amenity
- office area,
- W/C, and shower
- kitchen.

Accommodation

The unit has the following approximate gross internal areas:

Area	Size (sq ft)	Size (sq m)
Warehouse	7,201	669.04
Office/Ancillary	443	41.14
External Store	212	19.72
Total	7,856	729.90



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Terms

The property is available by way of a new lease direct from the landlord. A freehold sale may be considered.

Rents/Price

Upon application

Legal Costs

Each party to bear their own legal costs.

Business Rates

Business rates will be payable perspective occupiers are advised to make their own enquiries from East Hampshire District Council (01420 85870)

EPC

Available upon request.

Inspections

All inspections to be arranged through TL Real Estate.

Location

The unit is located in Alton approximately 50 miles to the south west of London and 30 miles from Guildford.

Caker Stream Road links directly to Mill Lane which in turn provides an indirect link via the B3004 to the A31 and associated road network.

The town is served by a direct trainline to London Waterloo with a journey time of approximately 1 hour 10 minutes.



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