

**EGi**

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**Hurst Warne**

Chartered Surveyors and  
Commercial Property Consultants

# ALTON INDUSTRIAL/WAREHOUSE UNIT WITH OFFICES

4,134 sq ft (384 sq m)



13 Riverside, Omega Park, Wilsom Road, Alton GU34 2UF

## FOR SALE/TO LET

- Full height loading door.
- Flexibility for installation of mezzanine floor.
- At least 11 car parking spaces.
- W/c's to ground & first floors.
- First floor offices.
- Kitchenette.
- 3 phase power.
- 6 metres to the eaves.

Regulated by RICS

www.hurstwarne.co.uk



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## Location Map

To view a location map go to [www.multimap.com](http://www.multimap.com) and type in postcode GU34 2UF.

## Location

Riverside forms the final phase of the Omega Park development and is well located for access to both the town centre and the A31. Companies with headquarters buildings on Omega Park include Altair and Ceratech. Other nearby major occupiers include Coors, Laleham Healthcare and Tectonics.

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

Riverside Business Park is a new development of 16 industrial/warehouse units totalling approximately 36,000 sq ft. Unit 13 is the last remaining unit. Riverside is some 10 minutes walking distance from the railway station with Alton having a direct link to London Waterloo.

## Description

Unit 13 is a new high quality industrial/warehouse unit. The development is built to a high specification within an attractive landscaped setting adjoining the Caker Stream

## Accommodation

The following approximate gross external floors areas have been calculated in accordance with RICS Code of Measuring Practice (6th edition).

	sq ft	sq m
Ground floor	2,916	271
First floor	1,218	113
<b>TOTAL AREA</b>	<b>4,134</b>	<b>384</b>

11 car parking spaces.

## Terms

The unit is available for sale freehold or to lease. Price/rent on application.

## Viewing and Further Information

Strictly by appointment through joint sole agents:



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SUBJECT TO CONTRACT Prices &amp; rentals are subject to VAT where applicable

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### Our Leatherhead, Fleet & Redhill regional offices cover Kent, Surrey, Hampshire, Berkshire & the South West M25

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