



**13 Mill Lane  
Alton  
GU34 2PH**

**20,917 sq ft (1,943 sq m)**

- Large Secure Gated Yard
- Easy Access to A31
- High Specification offices
- Three phase power

- Less than 250 metres from primary electricity sub-station
- High voltage cable in corner of site

## LOCATION

The property is on Mill Lane within the heart of Alton's industrial area and well located for access to both the town centre and the A31.

The A31 provides access to the Blackwater Valley towns, to Winchester and Southampton to the southwest, via the A331 linking to the M3, Basingstoke and Reading to the north and Guildford and South West London to the east.

The area hosts a large number of industrial and trade counter occupiers including Brewers and FedEx Station.

## DESCRIPTION

The property comprises a detached industrial/warehouse facility of steel portal frame construction under a steel profiled composite roof, incorporating roof lights. There is a concrete floor. The specification includes:

- minimum eaves height of 5.6m
- good flood lighting
- 2 Storey high specification offices
- large secure gated yard
- excellent parking provision for HGV's and cars
- roof reclad in 2017 with 83% Tata Steel Trisomet 120 energy efficient panels U-Value 0.16 and colour Coat and 17% Triple skin GRP transparent panels for more natural light
- composite walls stripped and reclad in 2017 with Tata Steel Trisomet 80 energy efficient panels U-Value 0.25 and colour coat
- high quality double glazed windows
- main ground-floor front office entrance doors, fitted with door entry system
- two new automated warehouse doors
- new steel fire doors
- ASHP Air-conditioning & heating units to offices
- CCTV, burglar alarm, fire alarm all operational for new tenant to take over
- LED warehouse lighting
- replaced suspended ceilings to both ground-floor & first floor-offices
- high quality ground-floor canteen area
- kitchenette at first-floor level
- WC cloaks areas
- internal roller blinds to ground-floor offices

## SERVICES

We are advised that all mains services are connected and the property has the benefit of three phase electricity. However, prospective occupiers are advised to make their own investigations as to their state and condition.

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice on a gross internal area basis. The floor areas are noted in the table below:

	Sq M	Sq Ft
Warehouse	1,539	16,568
Offices	360	3,875
Mezzanine	44	474
Total	1,943	20,917

## TERMS

The property is available to let on a full repairing and insuring lease on terms to be agreed.

## PLANNING

Prospective occupiers should satisfy themselves of the planning position with East Hampshire District Council | [www.easthants.gov.uk](http://www.easthants.gov.uk)

## LEGAL COSTS

Each party is responsible for the payment of their own legal costs.

## BUSINESS RATES

Rateable Value: £123,000

See:- <https://www.tax.service.gov.uk> for reference.

## VAT

All terms quoted are exclusive of VAT.

## QUOTING RENT

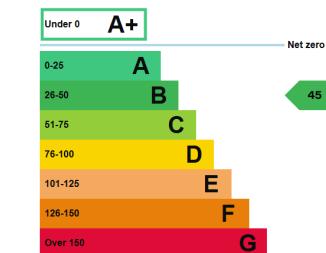
Rent on application.

## EPC C

Energy Performance Certificate:

### Energy rating and score

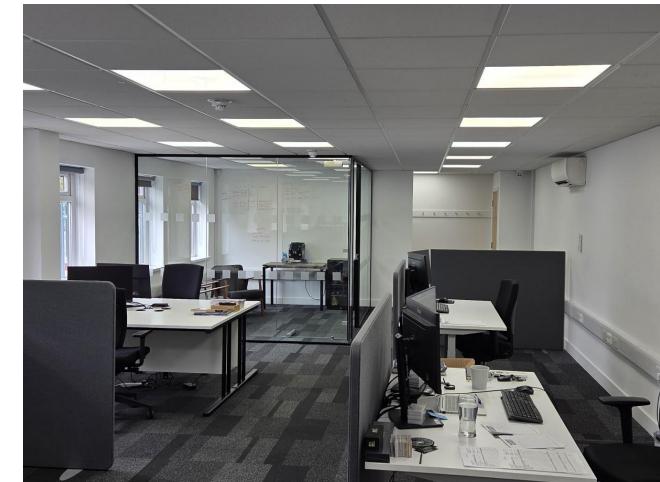
This property's energy rating is B.



## VIEWINGS

To be arranged with the sole agents Carter Jonas LLP

## SUBJECT TO CONTRACT



## FURTHER INFORMATION

Should you require further information please contact:

[www.carterjonas.co.uk](http://www.carterjonas.co.uk)

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## IMPORTANT INFORMATION

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August 2025

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