



9 Oriel Court, Omega Park, Wilsom Road, Alton, GU34 2YT

High specification self-contained office building

Summary

Tenure	To Let
Available Size	4,236 sq ft / 393.54 sq m
Rent	£17.50 per sq ft
Rates Payable	£24,480 per annum
Rateable Value	£51,000
EPC Rating	C (57)

Key Points

- Modern air conditioned office building
- Presented in good order throughout
- 23 private car parking spaces
- Kitchenette areas to both floors
- Roller shutter door at rear building
- WC provision on both floors
- Rarely available opportunity

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DESCRIPTION

9 Oriel Court forms part of Omega Park, being the principle business / office location off Wilsom Road in Alton, providing easy access to the A31, and to the town centre.

The building is fitted and presented to a high standard throughout to include air conditioning, LED lighting, and carpeting, with good provision on both floors for both WC's and kitchenette areas.

Roller shutter door to rear.

As such, this building provides a rare opportunity to acquire good quality open plan floorplates, with existing / potential meeting room provision, in a quiet but established office location.

The unit has 23 private car parking spaces.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Offices	4,236	393.54	Available
Total	4,236	393.54	

RENT

£17.50 per sq ft (plus VAT)

TERMS

Available on new lease terms.

RATES

Rateable value - £51,000 per annum

Rates payable - £24,480 per annum

SERVICE CHARGE

There is an Estate service charge payable, currently £2,413 per annum.

EPC

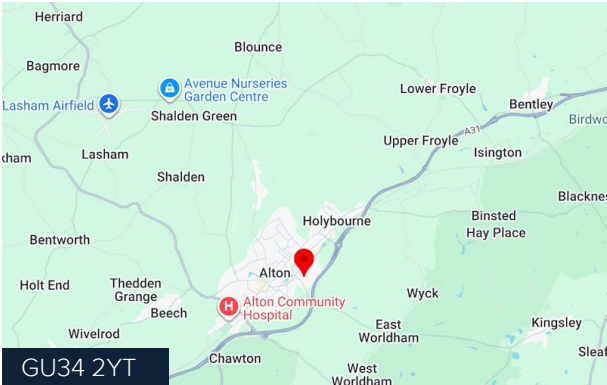
EPC

Ground Floor - C/57

First Floor - C/51

LEGAL FEES

Each party to meet their own legal costs incurred in the transaction.



Viewing & Further Information

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