

Offices
TO LET



ATTRACTIVE RENTAL

Normandy House

1 Nether Street, Alton, Hampshire, GU34 1EA

Modern self contained office building

203 to 2,703 sq ft

(18.86 to 251.12 sq m)

Rent: Available on Request

- 8 allocated car spaces
- Fluorescent strip lighting
- Intruder alarm
- Gas central heating
- Excellent natural light

Normandy House

1 Nether Street, Alton, Hampshire, GU34 1EA

Location

Normandy House is located just off Normandy Street a short distance from the main High Street where there are a range of banks, restaurants, shops etc.

The main A31 is approximately 1 mile away and the mainline railway station is 0.3 miles which provides regular services to London Waterloo (approx journey time 60 minutes).

Description

Normandy House comprises a modern three storey office building with brick and glazed elevations beneath a tiled roof. The ground floor office was previously used as a meeting room with the first floor having a smart kitchen/breakout area and server room and the second floor being mostly open plan.

Accommodation

Description	Sq ft	Sq m
Ground Floor	203	18.86
First Floor	1,313	121.98
Second Floor	1,187	110.28

Terms

For a limited time only we are instructed to offer the available office space on an attractive stepped rental basis:-

- Year 1 - £7.00 per sq.ft.
- Year 2 - £10.00 per sq.ft.
- Year 3 - £14.00 per sq.ft.

The rent set out above assumes a minimum lease term of 3 years and the rental figures are quoted exclusive of rates, utilities etc and VAT (if applicable).

Business Rates

- Ground Floor - Rateable Value - £2,100
- First Floor - Rateable Value - £14,000
- Second Floor - Rateable Value - £10,500

The ground and second floors should qualify for 100% rates relief depending on circumstance.

Legal Costs

Each side to be responsible for the payment of their own legal fees incurred in the letting.

EPC

Available on request



Viewing & Further Information

For further information or if you would like to arrange a viewing please contact our agents:

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