

# Newman Lane Industrial Estate Newman Lane, Alton GU34 2QR

Industrial / Warehouse Unit To Let 5,617 sq ft (521.84 sq m)



Ground floor  
meeting room



6m eaves height



Electric roller shutter  
access door



First floor ancillary offices  
with suspended ceiling



Excellent parking with  
small side yard



Double glazing





# Unit 15, Newman Lane Industrial Estate

Newman Lane, Alton GU34 2QR



## Description

15 Newman Lane is a warehouse / industrial unit of portal frame construction with brick elevations. Internally, together with the main warehouse area, there is a first floor office area with electric heating, strip lighting and a small kitchenette. The warehouse is accessed through an electric loading door to the front of the property. To the front and side of the unit is an area for loading and parking which could be fenced off to provide a secure yard subject to the appropriate consents.

## Location

Alton is an attractive market town which lies in the centre of the East Hampshire District, the town having a well established commercial industrial base. Alton is served by a mainline railway station providing a direct link to London Waterloo (approx 60 minutes), the station being a 0.6 mile walk. Newman Lane which in turn links with Mill Lane, forms the principle industrial area of the town and benefits from easy access to the nearby A31. The A31 provides fast access northwards to the M3 / A3 and southwards to Winchester and Southampton via the M3.

Property owned by **Mileway**

Misrepresentation Act. All Agents and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of all agents has any authority to make or give any representation or warranty in relation to this property. May 2022

[mileway.com](http://mileway.com)

## EPC

EPC is available upon request.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

Please contact:



Steve Barrett  
[steve.barrett@hurstwarne.co.uk](mailto:steve.barrett@hurstwarne.co.uk)  
07894 899 728

## VAT

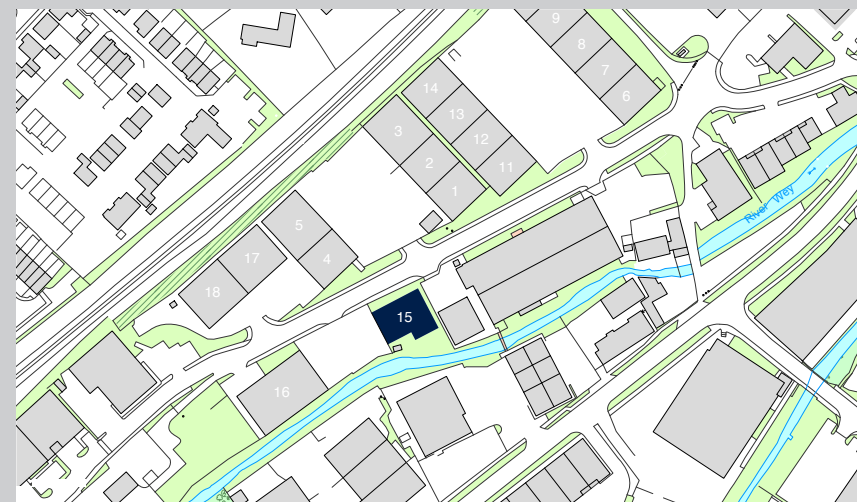
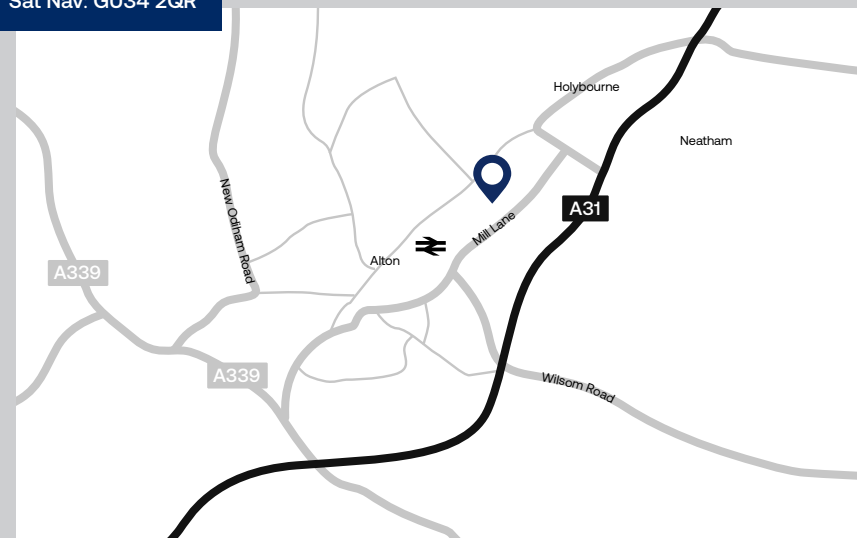
VAT will be payable where applicable.

## Terms

The premises are available to let on new Full Repairing and Insuring leases for a term to be agreed. Rent on application.

Nick Atkinson  
[nick.atkinson@hurstwarne.co.uk](mailto:nick.atkinson@hurstwarne.co.uk)  
07801 253 129

Sat Nav: GU34 2QR



## Accommodation

Floor areas are as follows:		
Unit	Area (sq ft)	Area (sq m)
Warehouse & ancillary offices	4,721	438.60
First Floor	896	83.24
Total	5,617	521.84

**Mileway**