



## Atticus House

2 The Windmills, Alton, GU34 1EF

Office building with 13  
allocated parking spaces.

3,093 sq ft  
(287.35 sq m)

- Suitable for alternative uses subject to planning
- 13 allocated parking spaces
- To be refurbished
- Close proximity to Alton Town Centre
- Good transport links via A31 to London and Winchester
- Available To Let or for Sale with vacant possession

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 3,093 sq ft                        |
| Rent           | £41,750 per annum                  |
| Business Rates | To be reassessed.                  |
| Service Charge | N/A                                |
| VAT            | Applicable                         |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | C (71)                             |

## Description

Atticus House is an attractive three-story building, and is available to let or purchase as a whole. The property has been divided in part with demountable partitioning to create office suites on the ground, first and second floors. There are male and female toilets and a kitchenette on the first floor, and a small basement that has historically been used for archiving.

The property benefits from excellent natural light, and will undergo a refurbishment, prior to a new tenant taking occupation.

There is allocated parking immediately outside the premises, with further spaces on St Mary's Close.

The premises are suitable for a variety of uses that fall within use Class E. Alternative uses will be considered subject to planning.

## Location

Atticus House is located approximately 2 minutes from Alton town centre amenities. Alton is a traditional and busy market town with an approximate population of 17,000 and is located just off the A31, 20 miles to the southwest of Guildford and 17 miles to the northeast of Winchester. Rail services are direct to London Waterloo and take 1 hr 15 mins. The town has good links to the M3 which provides excellent access to not only London but the coastal cities of Southampton and Portsmouth.

## Accommodation

The accommodation comprises the following areas:

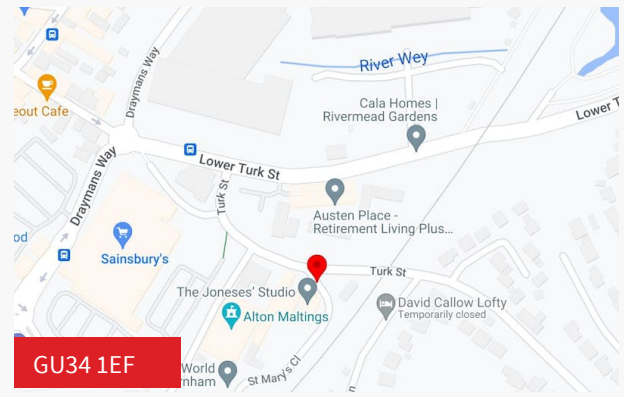
| Name         | sq ft        | sq m          |
|--------------|--------------|---------------|
| Ground       | 1,181        | 109.72        |
| 1st          | 1,141        | 106           |
| 2nd          | 771          | 71.63         |
| <b>Total</b> | <b>3,093</b> | <b>287.35</b> |

## Terms

The accommodation is available on the basis of a new FRI lease for a term to be agreed.

## Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



## Viewing & Further Information

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