



**MILL  
LANE**  
RETAIL PARK

Exciting new retail warehouse development  
**ALTON, HAMPSHIRE, GU34 2QS**

**58,200 sq.ft NOW LET  
LAST REMAINING UNIT**



**8,160 sq.ft UNIT TO LET**

Capable of sub-division into two units of 4,040 sq. ft.

PRE-LETS COMPLETED TO:

**home bargains**



# LOCATION

Alton is an affluent market town located in the county of Hampshire in the South East of England. The town lies approximately 29 miles north east of Southampton, 26 miles south of Reading and 50 miles south west of Central London.

A prominent site located on the A31 approximately 1 mile from the Town Centre. Alton Retail Park adjoins Mill Lane Retail Park and where Occupiers include Aldi, Wickes and Pets at Home.

## DISTANCES

Town Centre / Alton Train Station	1 mile
M3 Motorway (links to M25/M27)	12 miles
Guildford	20 miles
Southampton	31 miles
Reading	25 miles
Central London	53 miles

## CATCHMENT AREA WITHIN 20 MINUTES DRIVE TIME

101,222 people within 20 minutes

44% are classified as "Affluent Achievers"

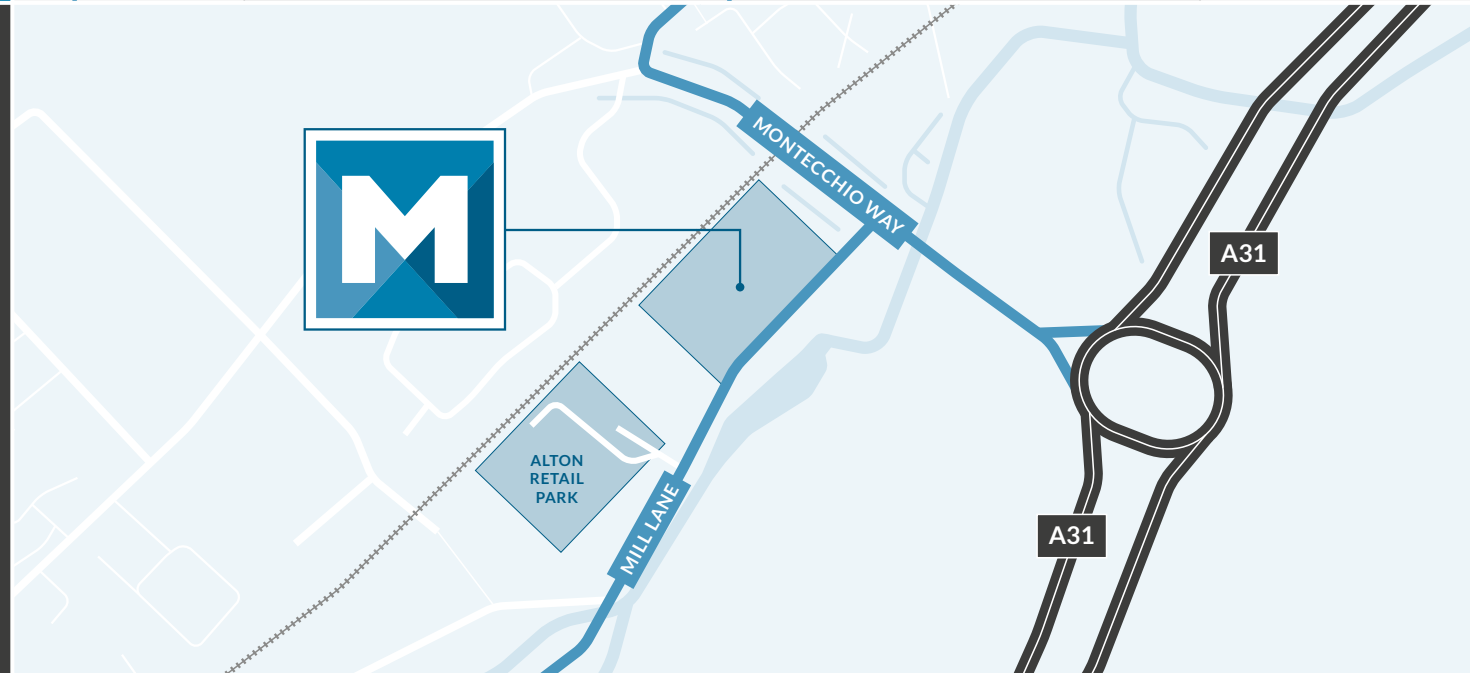
Mean annual income of £50,790, 35.5% above UK average

71% of households are privately owned, 11% above UK average

Car ownership is 32% higher than the UK average

Unemployment for people aged 16 to 74 stands at 1.4%

Source: CACI data





## SCHEME

Mill Lane Retail Park comprises 4,327 sq.m / 46,575 sq. ft. GIA of retail accommodation with dedicated car parking and rear servicing.

Car Parking Spaces: 181 | Motorcycle Spaces: 8 | Cycle Spaces: 47

## PLANNING

A planning Application (quote the number when it has been registered) has been submitted to East Hampshire District Council and is due to be decided Q4 2019 with construction to start immediately thereafter.

## TIMING

Planning permission due Q4 2019  
Anticipated start on-site Q1 2020

## TERMS

Unit 2 is available subject to an Agreement for Lease.  
For further information, please contact our appointed agents.

JOINT AGENTS TO READ JOINT SOLE LETTING AGENTS:

**STOCKFORD  
ANDERSON**

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