

TO LET

5,632 sq ft

Warehouse/Industrial Unit

Unit 27

Romsey Industrial Estate

Greatbridge Road,

Romsey

SO51 0HR

- **Generous office content**
- **Eaves height c.5.8m**



Location

Romsey Industrial Estate is just off the A3057, about 0.5 miles north of the town centre, near the railway station. Tenants on the Estate include Redmayne Engineering, Solent Plastics, Screwfix, Travis Perkins, Howdens and many others

Description

The unit is at the end of a terrace, mainly single storied, of steel portal frame construction. It has just been refurbished with new roof and partial cladding, upgraded electrics including new LED lights and office heating, new carpets and decorations

To the front is a two storied section including ground floor offices with reception /office / toilets and kitchen . Additional offices on the first floor.

Concrete surfaced parking/loading to the front.

Accommodation

Ground floor

Warehouse/ industrial.....4,422 sq ft
Reception/Office /ancillary /WC's ..590 sq ft

.....5,012 sq ft

First floor

Offices620 sq ft

Total5,632 sq ft (523 sq m)

All floor areas are gross internal approximate

Features

- Eaves height about 5.8m
- Roller door about 4.8m w x 4.8m h
- Canopy over loading door
- Male and female toilets on ground floor
- Kitchen and offices.heating to offices
- Concrete surfaced parking and loading areas

EPC

EPC rating**D78**



Rateable Value

Source www.voa.gov.uk on 26 October 2023
Rateable Value - £35,500
UBR - £0.499 (2023/2024)
To be checked by the ingoing occupier

Lease

Available on a new lease, terms to be agreed.
Full repairing and insuring basis

Service charge

A service charge is payable for maintaining and managing the common parts of the Estate.

Rent

£42,500 pa exclusive

Further information

Contact the agents Holt Consult

01794 518 755

info@holtconsult.co.uk

Date 261023v2