

TO LET OR MAY SELL

9,162 sq ft
Industrial / Warehouse Unit

Unit 5
Frobisher Industrial Centre
Budds Lane
Romsey
SO51 0EZ



- **Two storied accommodation**
- **High quality offices**

Location

Budds Lane is just off the A3057, about 0.5 miles north of the town centre, near the railway station. Nearby occupiers include Elliotts Builders Merchants, Wessex Lifts, Smith Bradbeer and many others.

Description

The unit was recently substantially upgraded by the owners to provide ground floor workshop areas, and on the first floor well fitted office and showroom space plus some storage.

There is parking and loading to the front

Accommodation

Ground floor

Warehouse/industrial.....4,779 sq ft
(inc. staffroom and toilets)

First floor

Offices/showroom ...1,982 sq ft
(inc. toilets)

Storage2,401 sq ft

First floor total4,383 sq ft

Total9,162 sq ft (851 sq m)

All floor areas are gross internal approximate

Features

- Eaves height on ground floor about 2.85 m
- Loading door
- Parking and loading areas to front
- Offices with heating, cooling, carpets
- Potential to access first floor for storage via removable floor panel
- Single and three phase power
- Toilets and staffroom in factory area
- Space heater with recirculation fans to factory
- Separate toilets for offices
- Camera security system and alarm

Rateable Value

Source www.voa.gov.uk on 26 February 2024
Rateable Value - £28,500
UBR - £0.499 (2023/2024)
To be checked by the incoming occupier

Lease

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

For Sale

Offers will be considered for the freehold.

Rent

£49,950 pa exclusive

EPC

EPC rating**B36**



Further information
Contact the agents Holt Consult
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Date 050324v1