

# NEW BUILD OFFICE DEVELOPMENT

THE GRANGE, ROMSEY ROAD, STONEYMARSH, ROMSEY, SO51 0AE

LAST  
UNITS  
REMAINING



THE GRANGE  
STONEYMARSH, ROMSEY

FLEXIBLE TERMS AVAILABLE



346 - 3147 SQ.FT. (32.1 - 292.3 SQ.M.) | AMPLE CAR PARKING SPACES | AIR CONDITIONING | EPC GRADE A



# THE GRANGE

STONEYMARSH, ROMSEY

**The Grange** is located on the A3057 between Romsey and Kings Somborne, 3 miles north of Romsey. It is well connected, being 6 miles from the M271, 8 miles from the M3 and 15 miles from the A34.

The office development site is immediately opposite the completed and fully occupied Phase 1 The Grange.

The new development provides 6 self-contained, two storey office buildings providing unit sizes from 1,269 - 5,447 sq.ft. IPMS 3 (net internal area). There is ample car parking for 30 cars immediately adjacent to the offices and a further 36 car spaces in a rear car park.



### Local Area/Attractions

- 1 Palmerston Statue - Romsey
- 2 The River Test
- 3 The Test Way
- 4 Mottisfont Abbey
- 5 The Test Way
- 6 The River Test
- 7 Romsey Abbey

### TERMS

The premises are available on new full repairing and insuring leases at initial rents from £15.00 per sq.ft. per annum exclusive calculated on IPMS 3 (net internal area).

### SERVICE CHARGE

There will be a service charge payable in respect of this property. Further information is available on request.

### RATES

Interested parties are required to make enquiries of the VOA.

### EPC

EPC rating A, EPCs available on request.

### LEGAL COSTS

Parties to pay their own legal costs.

### VAT

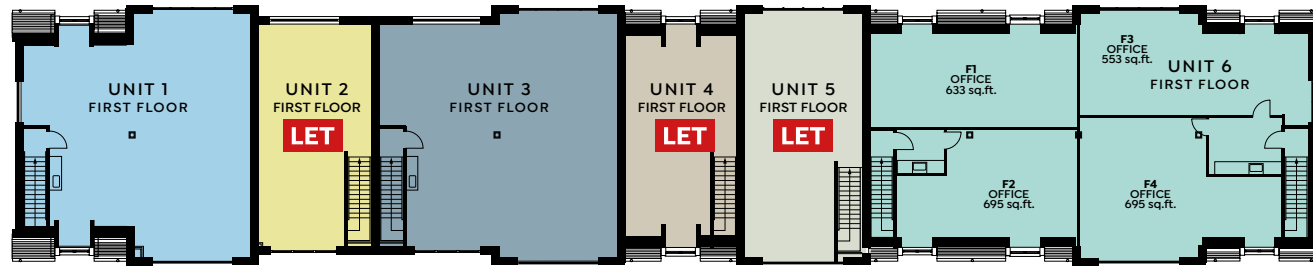
We are advised that VAT will be payable.





UNIT	GROUND FLOOR AREA		FIRST FLOOR AREA		TOTAL AREA	
	Ground Floor	Ground Floor	First Floor	First Floor	Total Area	Total Area
Unit 1	132.8 m <sup>2</sup>	1430 ft <sup>2</sup>	144.5 m <sup>2</sup>	1556 ft <sup>2</sup>	<b>277.4 m<sup>2</sup></b>	<b>2986 ft<sup>2</sup></b>
Unit 3	140.0 m <sup>2</sup>	1507 ft <sup>2</sup>	152.4 m <sup>2</sup>	1640 ft <sup>2</sup>	<b>292.4 m<sup>2</sup></b>	<b>3147 ft<sup>2</sup></b>
Unit 6	260.9 m <sup>2</sup>	2808 ft <sup>2</sup>	245.1 m <sup>2</sup>	2639 ft <sup>2</sup>	<b>506 m<sup>2</sup></b>	<b>5447 ft<sup>2</sup></b>
Unit 6 - F1	58.8 m <sup>2</sup>	633 ft <sup>2</sup>	-	-	<b>58.8 m<sup>2</sup></b>	<b>633 ft<sup>2</sup></b>
Unit 6 - F2	64.5 m <sup>2</sup>	695 ft <sup>2</sup>	-	-	<b>64.5 m<sup>2</sup></b>	<b>695 ft<sup>2</sup></b>
Unit 6 - F3	51.2 m <sup>2</sup>	553 ft <sup>2</sup>	-	-	<b>51.2 m<sup>2</sup></b>	<b>553 ft<sup>2</sup></b>
Unit 6 -F4	64.5 m <sup>2</sup>	695 ft <sup>2</sup>	-	-	<b>64.5m<sup>2</sup></b>	<b>695 ft</b>

**FIRST FLOOR**



**GROUND FLOOR**

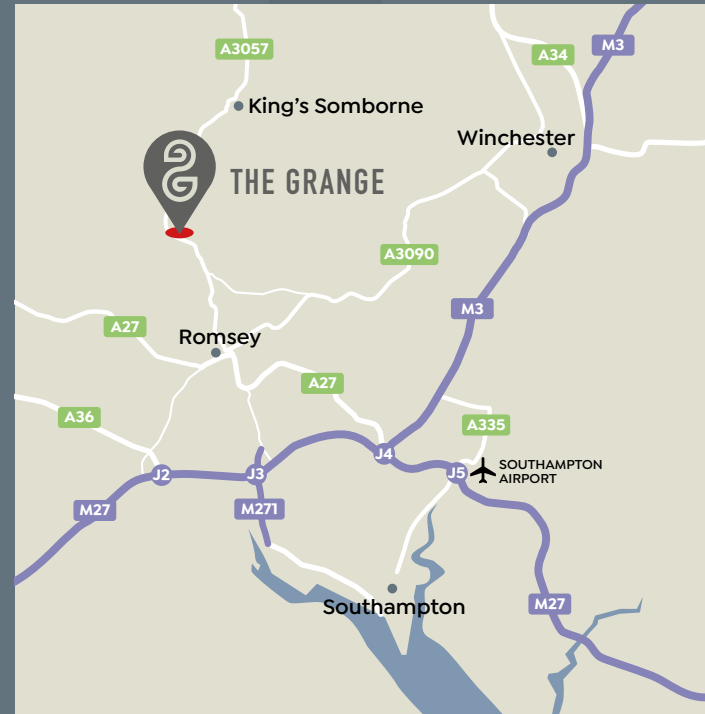




Viewing is strictly by appointment  
only through agents  
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**Subject to Contract**

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The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors.  
Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.  
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