

# To Let

- Light industrial unit with workshop, storage and office/assembly space
- Excellent B-36 EPC rating
- Warehouse racking included, and office furniture ( if required)
- Popular business park
- 11 parking spaces
- 2 EV charging points
- Good access to M27



Warehouse, workshop and office

1,714 - 3,489 sq ft (159.23 - 324.13 sq m)

Unit 15, Westlink, Belbins Business Park, Cupernham Lane, Romsey,  
Hampshire, SO51 7JF

  
**Keygrove**  
www.keygrove.com  
**023 8063 5333**



## Description

The property comprises a versatile, attractive, modern two-storey business unit in a highly visible position at the entrance to Belbins Business Park. The appealing corner location ensures that the space is flooded with natural light through the large double aspect windows. It's available as one space or can be let separately into two suites as follows.

### Ground floor -

Workshop/warehouse with a loading door (2.27m x 3.00m).  
Private office/meeting room.  
Additional glass wall office/showroom space.  
Under stair large storage space.  
High quality kitchen and two well appointed WCs.

### First Floor -

Two private office/meeting rooms.  
A large open plan space which could be used for light industrial or office.  
Modern and attractive WC with high end fittings and tiling.  
Small kitchen area will be added if let as a separate suite.

The property additionally benefits from air conditioning, 11 car parking spaces ( plus access to shared spaces) with 2 EV chargers, LED lighting in part, as well as plenty of natural light. The landlord is offering to leave the racking/storage and office equipment, if required by a new tenant.

## Accommodation

Floor	Area (sq ft)	Area (sq m)
Ground Floor Warehouse and Office	1,714	159.23
First Floor Office	1,774	164.8
<b>Total</b>	<b>3,489</b>	<b>324.13</b>





Unit 15, Westlink, Belbins Business Park, Cupernham Lane, Romsey,  
Hampshire, SO51 7JF

### Terms

The premises are available on a new full repairing and insuring lease at an initial rent of £38,500 per annum exclusive.

The ground floor suite is available on a new full repairing and insuring lease at an initial rent of £19,000 per annum exclusive.

The first floor suite is available on a new full repairing and insuring lease at an initial rent of £19,500 per annum exclusive.

### Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £36,500. We recommend that prospective tenants or purchasers verify this with the Valuation Office.

### Energy Performance Certificate

EPC rating B36. A copy of the EPC is available on request.

### VAT

We are advised that VAT will be payable.



Unit 15, Westlink, Belbins Business Park, Cupernham Lane, Romsey,  
Hampshire, SO51 7JF

## Location

Belbins business park is a modern development of commercial space. The business park is located to the north of Romsey town centre and approached via Cupernham/ Sandy Lane which is accessed off the A3057 Greatbridge Road. The M27 Junction 3 is approximately 10 minutes drive away. Romsey is easily accessible via Junction 2 and 3 of the M27 motorway.

*For all enquiries:*

## James Allen

Email: [ja@keygrove.com](mailto:ja@keygrove.com)  
Direct Dial: **023 8083 5962**  
Office: **023 8063 5333**  
Mobile: **07976 677482**

## Lauren Udall MRICS

Email: [lu@keygrove.com](mailto:lu@keygrove.com)  
Direct Dial: **023 8083 5964**  
Office: **023 8063 5333**  
Mobile: **07388 949740**

## Map



## Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at [https://www.rics.org/globalassets/code-for-leasing\\_ps-version\\_feb-2020.pdf](https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf)

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.

**Misrepresentation Act 1967** - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

**Finance Act 1989** - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

Date published 16-May-2024

