

TO LET

1,480 sq ft

Modern industrial unit

**Unit 42
Romsey Industrial Estate
Greatbridge Road,
Romsey
SO51 0HR**

- **Includes first floor offices**
- **Good parking**

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, Travis Perkins, Screwfix, and many others

Description

A modern terraced unit with part brick/ part profile steel clad elevations.

The unit provides a ground floor warehouse/ production area, together with offices on the first floor.

There is parking on the forecourt and additional parking on the Estate



Accommodation

Ground floor

Industrial / warehouse.....730 sq ft

First floor

Offices750 sq ft

Total1,480 sq ft (137.5 sq m)

All floor areas are gross internal approximate

Features

- Roller shutter loading door 2.5 m w x 2.5 m h approx.
- Eaves height about 2.5 m on ground floor
- Offices on first floor with carpets
- Allocated parking
- Kitchenette area
- Lighting
- WC on ground floor

EPC awaited

Rateable Value

Source www.voa.gov.uk on 6 November 2020
Rateable Value – assessed jointly with Unit 43 at £20,000. Once let as a separate unit this RV would need to be split
UBR - £0.499 (2020/2021)

To be checked by the ingoing occupier. If you qualify as a 'small business' you may be eligible for relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

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

£13,300 pa exclusive

Further information

Contact the agents Holt Consult

01794 518 755

info@holtconsult.co.uk

Date 061120 v1



Holt Consult Limited. PO Box 346, Romsey, Hampshire SO51 1DB

MISREPRESENTATION ACT 1967: Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee it's 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 Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.

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