

## FOR SALE OR TO LET

**2,692 sq ft**

### Warehouse/Industrial Unit

#### Unit 10

**Fernacre Business Park,  
Budds Lane,  
Romsey  
SO51 0HA**

- Eaves height c.6.0m
- Loading door
- Includes GF and FF offices



#### Location

Fernacre Business Park is just off the A3057, about 0.5 miles north of the town centre, near the railway station. It is approached via Budds Lane. Occupiers on the estate include Wessex Lifts, Elliots Builders Merchants and others

#### Description

This mid terraced unit is of steel portal frame construction with brick and clad elevations.

The unit has a two storied section to the front including office / toilets

Generous surfaced parking/loading to the front.

#### Accommodation (all areas gross internal approx)

##### Ground floor

Warehouse/indus.....1,668 sq ft  
Offices/toilets/.....512 sq ft  
.....2,180 sq ft

##### First floor

Offices/toilets .....512 sq ft

**Total .....2,692 sq ft ( 250 sq m)**

## Features

- Eaves height about 6.0 m
- Toilets on each floor
- Up and over loading door 3.6m W x 5.0m H approx.
- Offices with carpet, suspended ceilings, recessed lighting
- Surfaced parking and loading areas. 5 car spaces plus 1 disabled to the front

## EPC

EPC rating .....D85



## Rateable Value

Source [www.voa.gov.uk](http://www.voa.gov.uk) on 26.02.26  
Rateable Value - £25,250 (from 1 April 2026)  
UBR - £0.432 (2026/2027)  
*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**  
**£29,500 pa exclusive OR**

**Freehold Price**  
**£435,000**

## Further information

**Contact the agents Holt Consult**

**01794 518 755**

**[info@holtconsult.co.uk](mailto:info@holtconsult.co.uk)**

Date 020526V4