

TO LET

**1,350 sq ft
Modern industrial or
warehouse unit**

**Unit 52
Romsey Industrial Estate
Greatbridge Road,
Romsey
SO51 0HR**



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, Screwfix, Travis Perkins and many others

Description

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

The unit now provides spacious open warehouse or industrial accommodation with excellent 5 m approx. eaves height.

Accommodation

Ground floor

Industrial / warehouse.....1,350 sq ft

Total1,350 q ft (125.4 sq m)

Note – A first floor storage area supported by racking can be retained if required by separate agreement with the current tenants. Floor area c. 880 sq ft

All floor areas are gross internal approximate

Features

- Roller shutter loading door 3.m w x 3.7m h approx
- Eaves height about 5.0 m
- WC
- Separate personal entrance door
- Allocated parking
- Lighting to industrial area

EPC

EPC rating D78

Rateable Value

Source: www.voa.gov.uk 09/03/26

Rateable Value – £14,500

UBR £0.432(2026/2027)

To be checked by the ingoing occupier

Note the small business rate multiplier may apply

Lease

Available on a new lease, terms to be agreed. Full repairing and insuring basis. 3 yearly rent reviews. Outside Landlord and Tenant Act 1954

Service charge

A service charge is payable for maintaining and managing the common parts of the Estate and a contribution to external repairs.

Rent

£18,250 pa exclusive

Further information

Contact the agents Holt Consult

01794 518 755

info@holtconsult.co.uk

Date 090326v1



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.

REGULATED BY RICS