

TO LET

**13,622 sq ft
Warehouse Unit**

**Unit 26
Romsey Industrial Estate
Greatbridge Road
Romsey
SO51 0HR**

- Eaves height c. 6m
- High quality offices
- Recently re clad and new roof



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, Howdens and many others.

Description

The unit is detached, mainly single storied, and of steel portal frame construction.

It includes a ground floor reception office and additional offices on the first floor. Parking is to the front.

It was extensively refurbished to a high specification in 2013, including high quality first floor offices.

Accommodation

Ground floor

Reception Office230 sq ft

Warehouse.....10,750 sq ft
(inc. staffroom and toilets)

Stores1,200 sq ft

.....12,180 sq ft

First floor

Offices1,248 sq ft

Works office194 sq ft

.....1,442 sq ft

Total13,622 sq ft (1,266 sq m)

Features

- Eaves height about 6m (stores 2.1m)
- Two power operated loading doors each about 5.2m w x 5m h
- Canopies over loading bays
- Toilets and staffroom in warehouse area
- Parking and loading areas to front
- Space heater with recirculation fans to warehouse
- Offices with heating, carpets, perimeter trunking and double glazing
- Separate toilets for offices
- Disabled WC off reception

Rateable Value

Source www.voa.gov.uk on 17 February 2024
Rateable Value - £65,500
UBR - £0.512 (2023/2024)
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

£104,000 pa exclusive

EPC

EPC rating**C67**



Further information

Contact the agents Holt Consult

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Date 170224