

**TO LET**

**FLEXIBLE OFFICES/WORKSHOPS  
FROM 97 SQ FT // 9.01 SQ M**



BASEPOINT  
NOTICE  
CONTRACTS &  
LETTINGS  
AT COMPLEX  
100

HAMPSHIRE COMMERCIAL

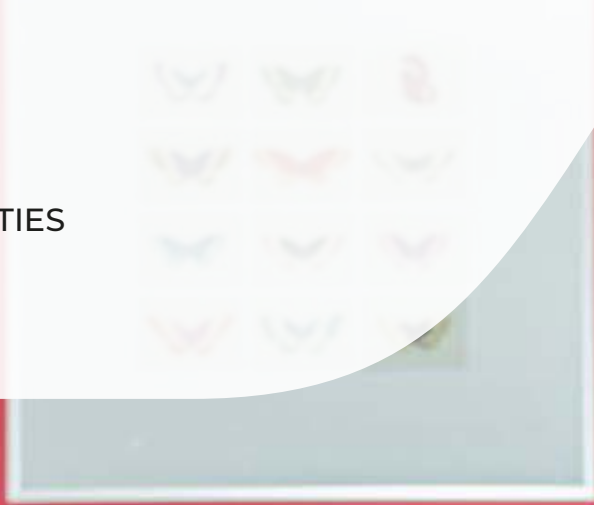
goadsby

**BASEPOINT ROMSEY**

ROMSEY CENTRE, PREMIER WAY, ABBEY PARK INDUSTRIAL ESTATE, ROMSEY, SO51 9AQ

## SUMMARY >

- MODERN & SECURE FACILITIES
- VARIOUS UNIT SIZES
- FLEXIBLE TERMS
- AMPLE PARKING



## Location

Basepoint Romsey is an established modern business centre, providing over 27,000 sq ft of accommodation within 70 self-contained units available for rental on a short, fixed or long-term basis. Benefitting from excellent access to and from the immediate surrounding area as well as superb direct connections to the M3 & M27 motorways. Basepoint Romsey is ideally located on the Abbey Park Industrial Estate 2 miles from the centre of Romsey.

Arranged around three courtyards, the Business Centre was opened in 1994 and has since been extended three times due to continued demand for commercial working space.

## Description

Basepoint Romsey offers a range of accommodation to suit most business needs including offices and studios for small to medium sized businesses, incubator units to suit one or two people as well as flexible multi-purpose spaces for virtually any type of use including retail, light industrial, research & development and storage.

In addition, Basepoint Romsey also offers meeting rooms, informal break-out areas and virtual offices.

## Specification

- Staffed reception
- Meeting rooms
- Break-out areas
- 24/7 Access
- Parking
- CCTV

## Accommodation

Individual office suites are available from **97 sq ft (9 sq m) to 450 sq ft (42 sq m)**. Larger office requirements may be accommodated by adjoining neighbouring suites.

Ground floor workshops are available from **270 sq ft (25 sq m) to 700 sq ft (65 sq m)**.

Please call for current availability. Floor areas provided by the landlord.

## Rent

Available on flexible licences - details on application.

## Rateable Value

Any intended lessee must satisfy themselves to the accuracy of this information by contacting Test Valley Borough Council on 01264 368000 before committing to the property.

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Viewing

Strictly by prior appointment through the agents, through whom all negotiations must be conducted.



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## Important

### THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

### ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

### REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

[goadsby.com](https://www.goadsby.com)

