

To Let

- Workshop With Loading Door
- Popular Business Park
- Good Car Parking
- EV Charging Points
- Close To M27



Workshop & Offices

1,714 - 3,489 sq ft (159.23 - 324.13 sq m)

Unit 15, Westlink, Belbins Business Park, Cupernham Lane, Romsey,
Hampshire, SO51 7JF


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Description

The property comprises a versatile modern two-storey business unit in a prominent position at the entrance to Belbins Business Park. The property could be split by floor into 2 separate suites.

The ground floor comprises a workshop with a loading door (2.27m x 3.00m). The ceiling height in the workshop is approximately 3m. There is a private office and a glass partitioned office space, previously used as a product showroom.

The first floor comprises an open plan office and meeting rooms / private offices.

The property benefits from air conditioning, 11 car parking spaces with 2 EV chargers, some LED lighting and natural light from the dual aspect windows. The landlord can offer the offices and meeting rooms either furnished or empty. There are high quality kitchen and WC facilities.

Accommodation

Floor	Area (sq ft)	Area (sq m)
Ground Floor Warehouse and Office	1,714	159.23
First Floor Office	1,774	164.8
Total	3,489	324.13

Energy Performance Certificate

EPC rating C36. A copy of the EPC is available on request.



Terms

The premises are available on a new full repairing and insuring lease at an initial rent of £38,500 per annum exclusive.

The ground floor suite is available on a new full repairing and insuring lease at an initial rent of £19,000 per annum exclusive.

The first floor suite is available on a new full repairing and insuring lease at an initial rent of £19,500 per annum exclusive.

Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £36,500. We recommend that prospective tenants or purchasers verify this with the Valuation Office.

VAT

We are advised that VAT will be payable.



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Location

Belbins business park is a modern development of commercial space. The business park is located to the north of Romsey town centre and approached via Cupernham/ Sandy Lane which is accessed off the A3057 Greatbridge Road. The M27 Junction 3 is approximately 10 minutes drive away. Romsey is easily accessible via Junction 2 and 3 of the M27 motorway.

For all enquiries:

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Map



Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its 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 Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

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