



# WINCHESTER HILL BUSINESS PARK

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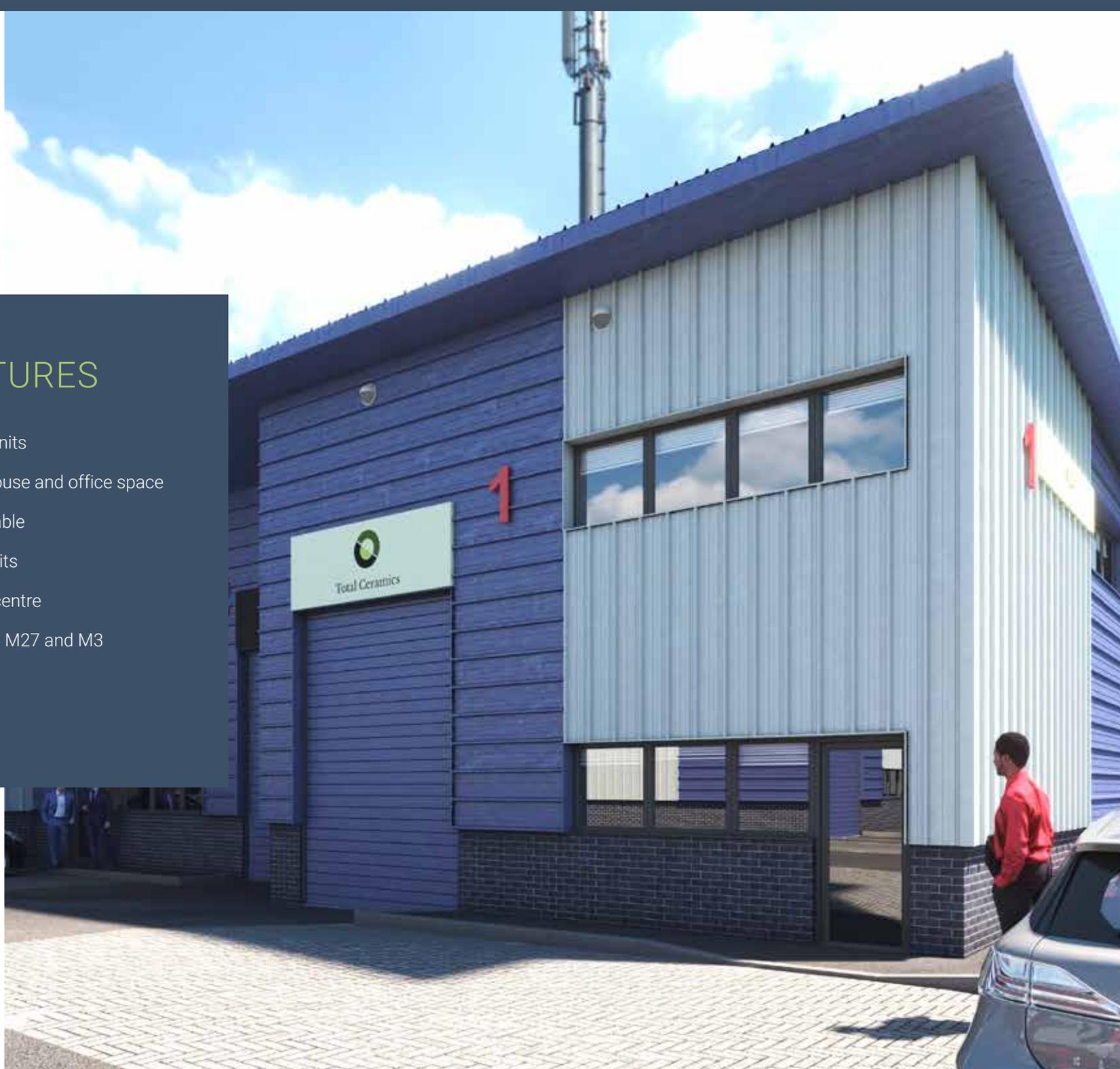
ROMSEY

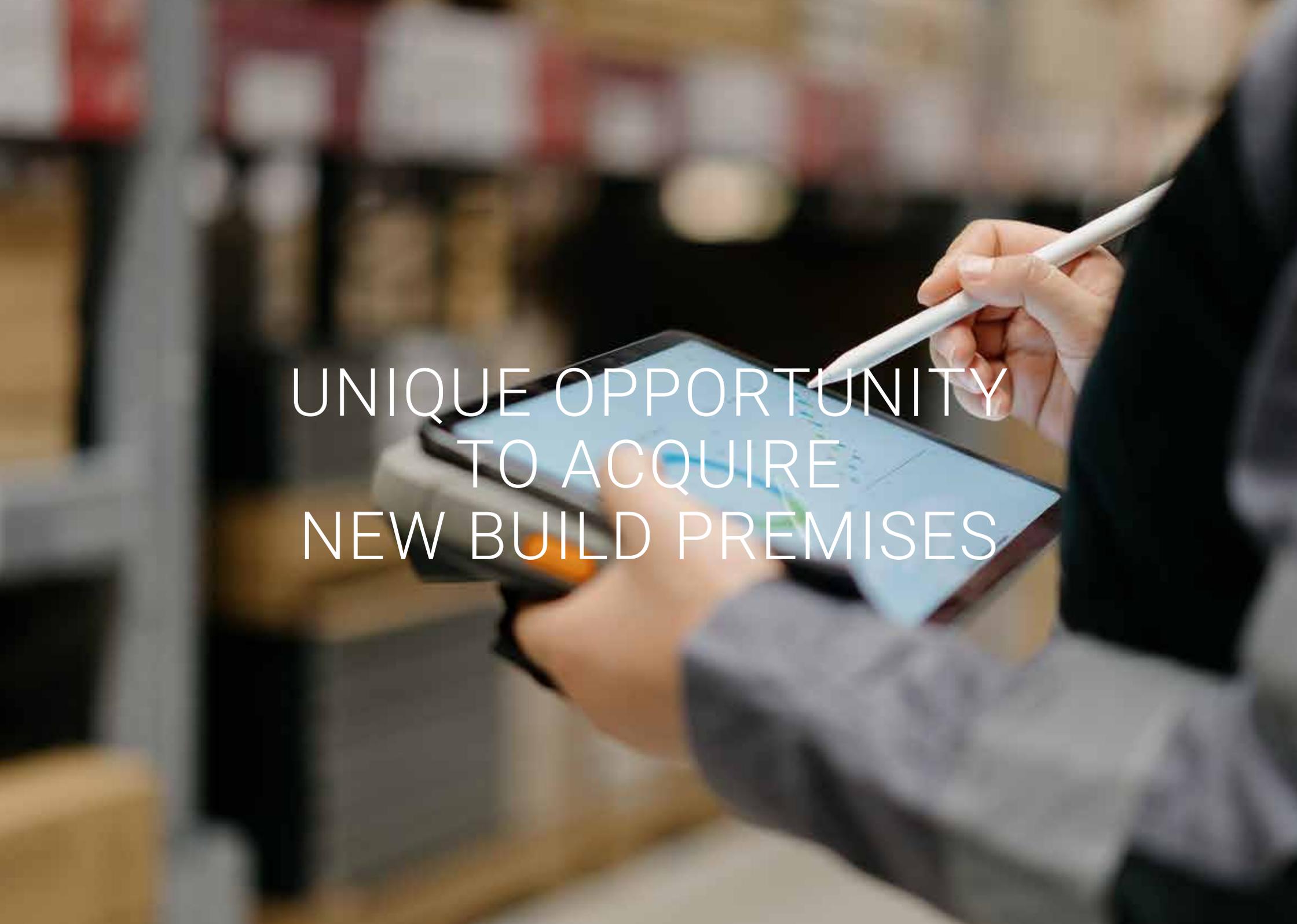


**WINCHESTER HILL BUSINESS PARK**  
**9 UNITS FOR SALE OR LEASE**  
**Winchester Hill, Romsey, SO51 7UT**

## KEY FEATURES

- 9 light industrial units
- Mixed use warehouse and office space
- 17,889 sq ft available
- Rare new build units
- Edge of Romsey centre
- Close proximity to M27 and M3
- Allocated parking
- Solar PV panels



A person wearing a dark suit jacket and a light blue shirt is holding a tablet computer with both hands. The person's right hand is holding a white stylus and pointing at the screen. The tablet displays a blue and green line graph. The background is a blurred warehouse or industrial setting with shelves and boxes.

UNIQUE OPPORTUNITY  
TO ACQUIRE  
NEW BUILD PREMISES



## DESCRIPTION

The 9 available new build units are located in a prime position just outside the centre of Romsey close to local amenities. Accessed via the A3090, the units sit in close proximity to Romsey train station as well as providing excellent motorway access. Junction 3 of the M27 is just 7 minutes away and Junction 12 of the M3 is just a 12 minute drive.

Winchester Hill Business Park is a newly designed and built light industrial development offering various sized units with flexible use ground floor warehouse space as well as first floor office accommodation to suit a wide variety of business uses.

Each unit has been fitted with useful brew up areas and WC's over 2 floors, carpets and neutral décor throughout.



WELL CONNECTED

## LOCATION

The subject properties are located within Romsey with easy access to both the M27 and M3 motorways and other local transport routes.

Winchester Hill, Romsey, SO51 7UT

### NEAREST:

#### TRAIN STATION

Romsey Train Station, 0.9 miles

#### AIRPORT

Southampton Airport, 9.5 miles

#### MOTORWAY JUNCTION

M27 Junction 3, 5.9 miles

#### MOTORWAY JUNCTION

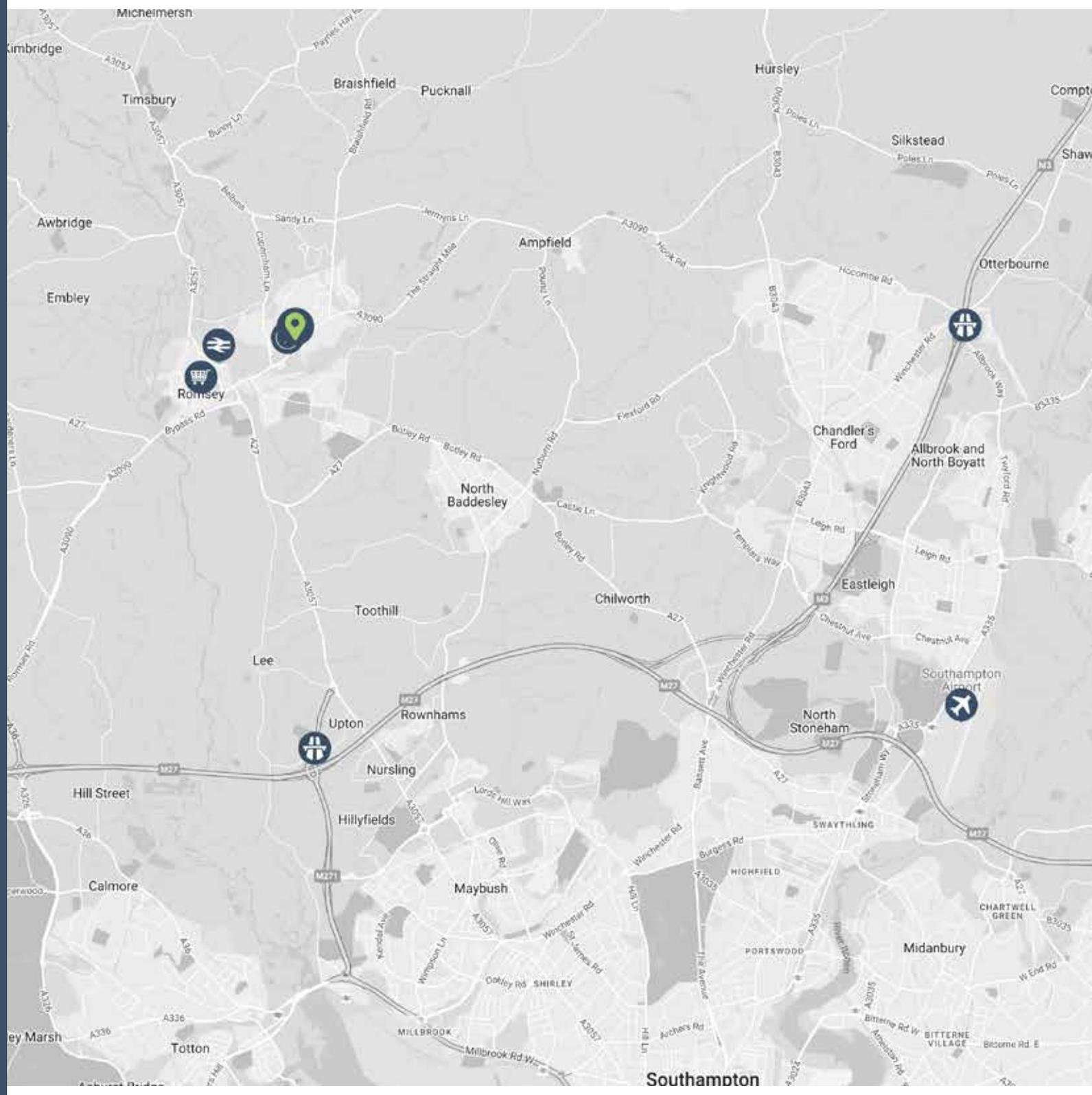
M3 Junction 12, 10.8 miles

#### PUBS, CAFES, SHOPS AND RESTAURANTS

Romsey Centre, 0.9 miles

#### PETROL STATION

Co-Operative Petrol Station and Shop, 0.1 mile



## PLANNING

Detailed planning permission has been granted for the units based upon Class E(g)(ii or iii) rating for business use classified as research and development or light industrial.

All interested parties are advised to make their own enquiries to the Local Planning Authority for confirmation.





## ACCOMMODATION

Unit Sizes - sqft

	Ground Floor	First Floor	TOTAL
1	969	560	1,528
2	969	624	1,593
3	1,604	1,292	2,896
4	1,292	947	2,239
5	1,152	721	1,873
6	1,206	872	2,077
7	1,281	958	2,239
8	936	958	1,894
9	764	786	1,550
	10,173	7,718	17,889



EXCELLENT  
WAREHOUSE  
POTENTIAL

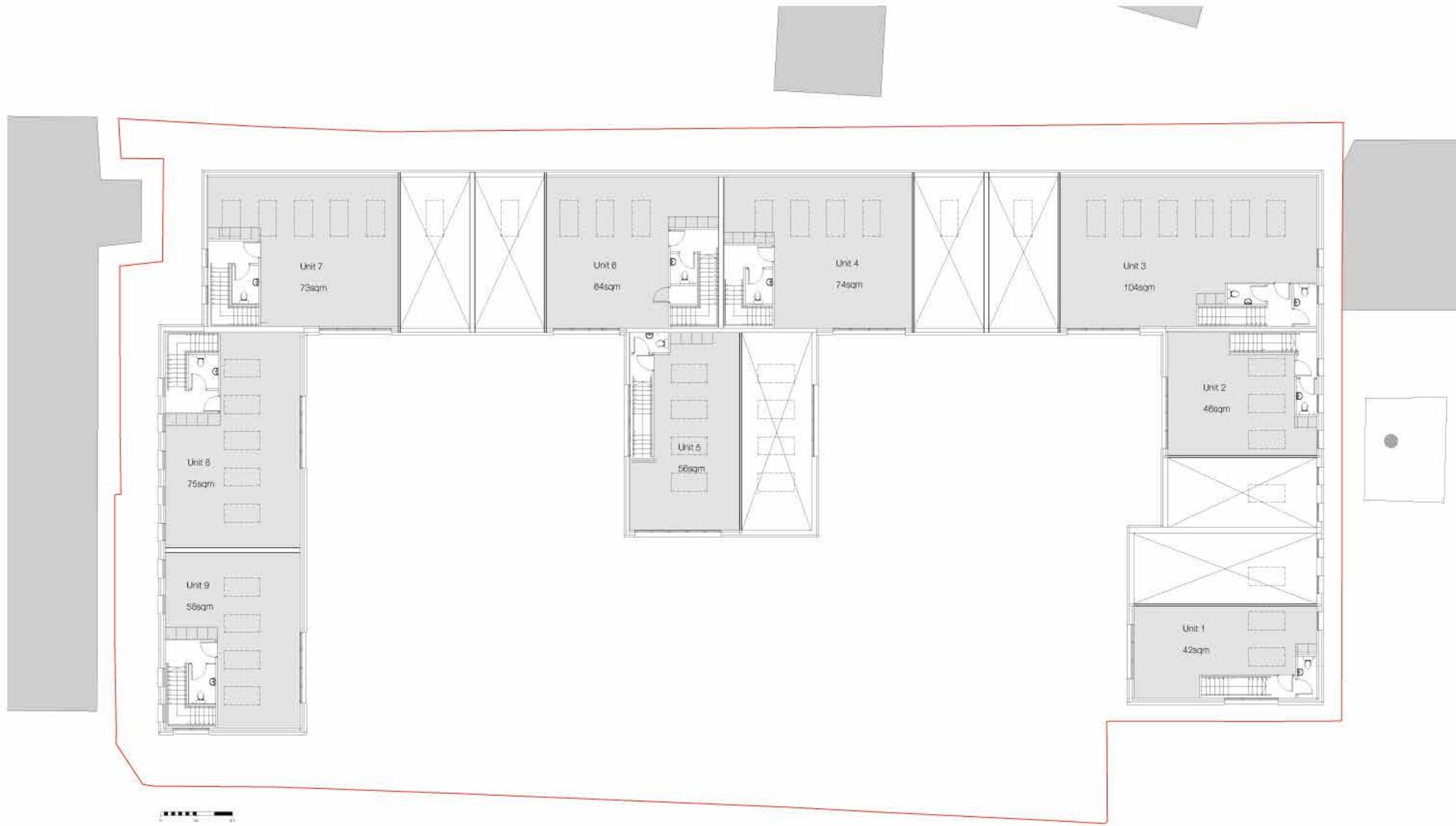
# SITE PLAN



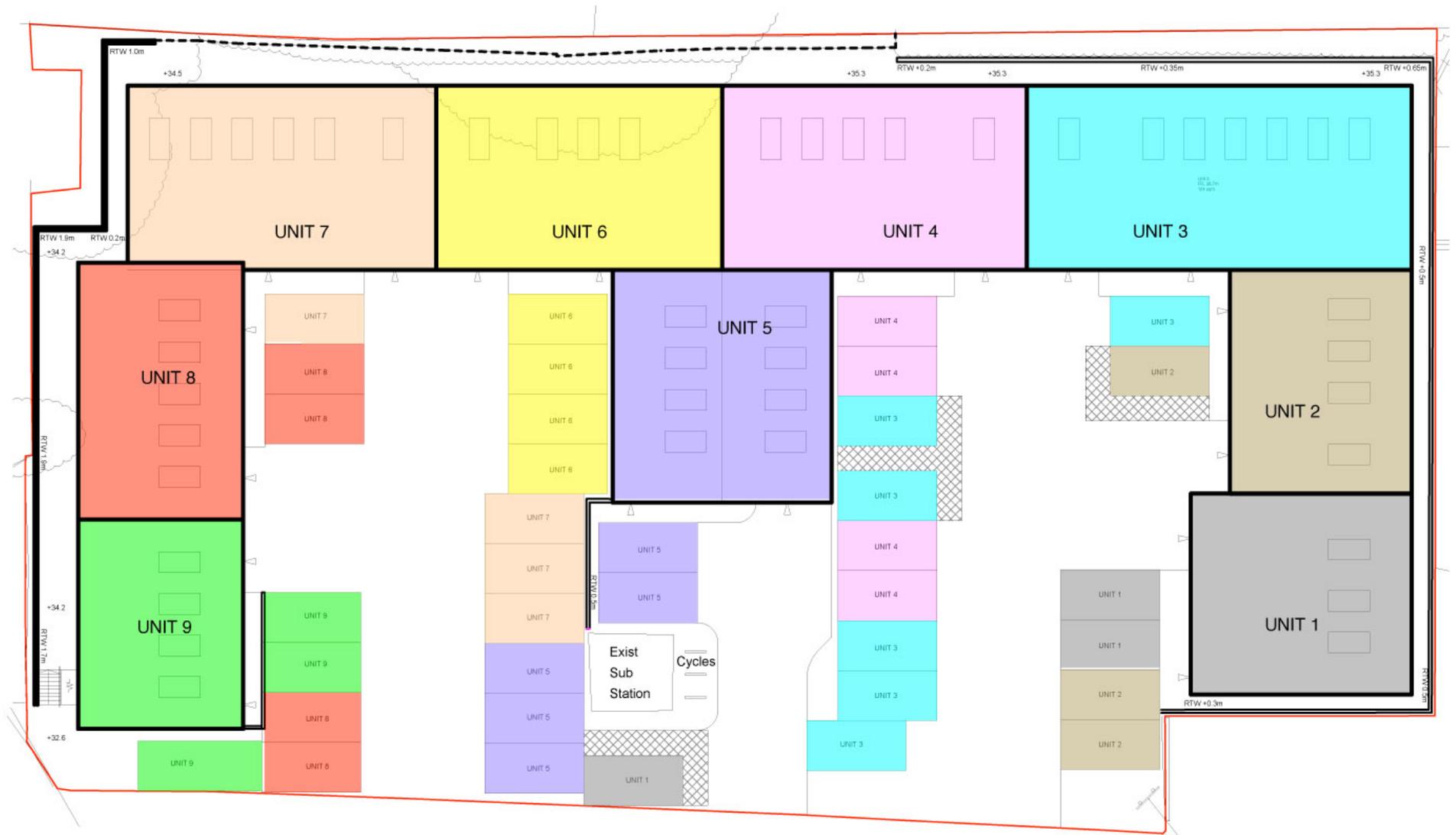
# GROUND FLOOR



# FIRST FLOOR



# PARKING PLAN



A man with a beard, wearing a light blue polo shirt, is sitting at a wooden desk in an office. He is holding a blue mobile phone to his ear with his right hand and a tablet with his left hand. On the desk in front of him is a laptop and a white telephone. The background shows office shelves and a blurred figure of another person.

OFFICE SPACE TO SUIT  
YOUR BUSINESS NEEDS

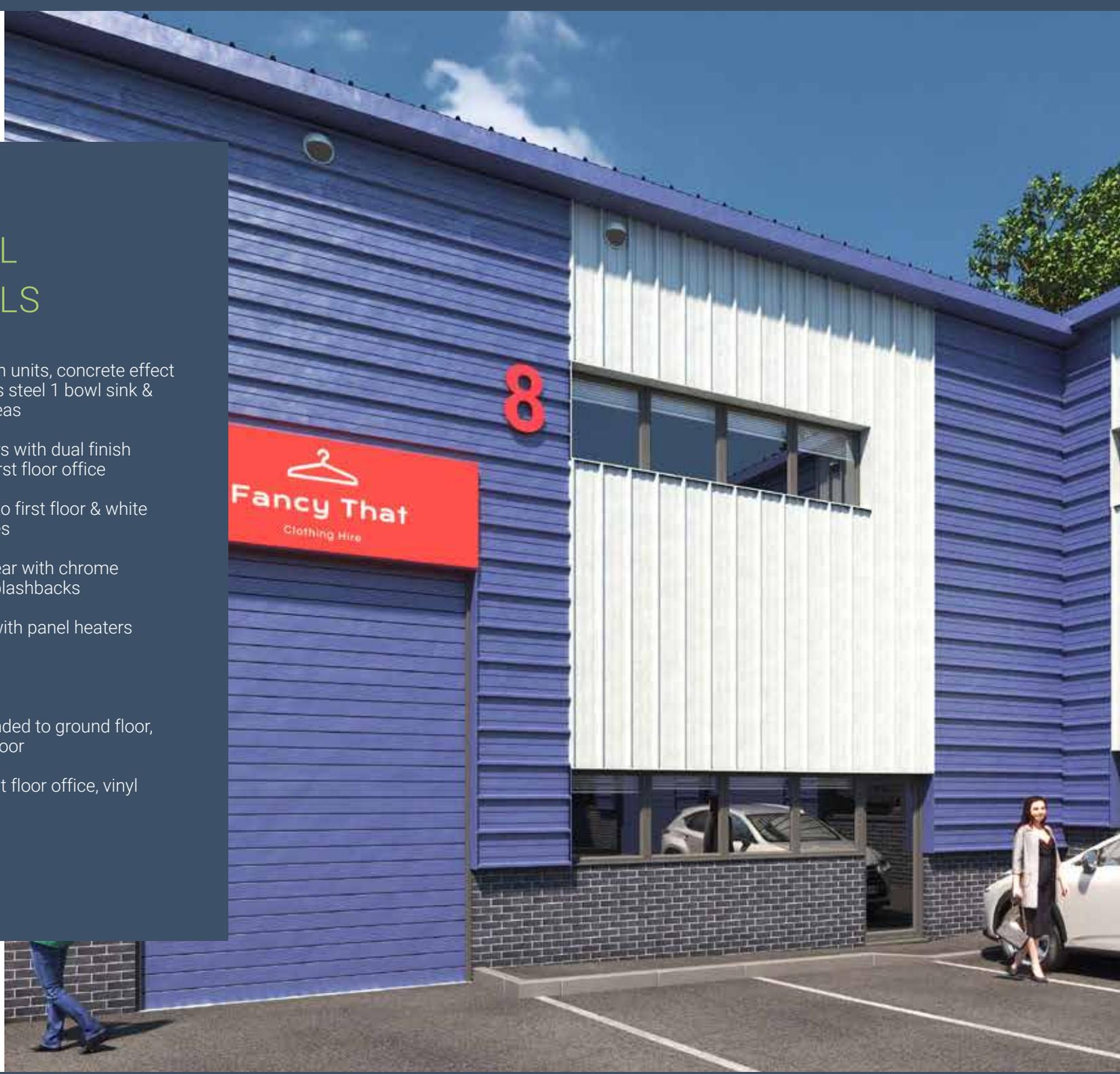


## SERVICES

- 3 Phase Electric
- Internet
- Mains Water
- Mains Sewer
- Solar PV Panels

## INTERNAL MATERIALS

- Gloss grey kitchen units, concrete effect worktop, stainless steel 1 bowl sink & tap in brew up areas
- Grey oak foil doors with dual finish ironmongery to first floor office
- Skirting trunking to first floor & white electric face plates
- White sanitary wear with chrome brassware and splashbacks
- Air-conditioning with panel heaters to WCs
- Fire alarm
- Ceilings – suspended to ground floor, exposed to first floor
- Carpet tiles to first floor office, vinyl to WCs
- Metal staircase





## EXTERNAL MATERIALS

- Composite wall & roof panels with GRP roof lights
- Anthracite Grey windows & Doors
- Trimline guttering system with UPVC downpipes
- Permeable block paving parking spaces & tarmac entrance road
- Footpaths – Tarmac to front & shingle to rear
- External lighting to each unit



# WINCHESTER HILL BUSINESS PARK

ROMSEY

## REGISTER YOUR DETAILS



HELLIER  
LANGSTON  
Commercial Property Consultants

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**www.hlp.co.uk**

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**Keygrove**  
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Designed by Antler