



Main Road Position



Close to Travis Perkins,  
Howdens and Screwfix



Located At  
Estate Entrance

**6 NEW INDUSTRIAL  
AND WAREHOUSE  
UNITS TO LET**

**FROM 1,976 SQFT (183 SQ M)  
ONLY 4 UNITS REMAINING**

5 ROMSEY INDUSTRIAL ESTATE | GREATBRIDGE ROAD, ROMSEY | SO51 0HR | CONTACT: [ROGER@HOLTCONSULT.CO.UK](mailto:ROGER@HOLTCONSULT.CO.UK)

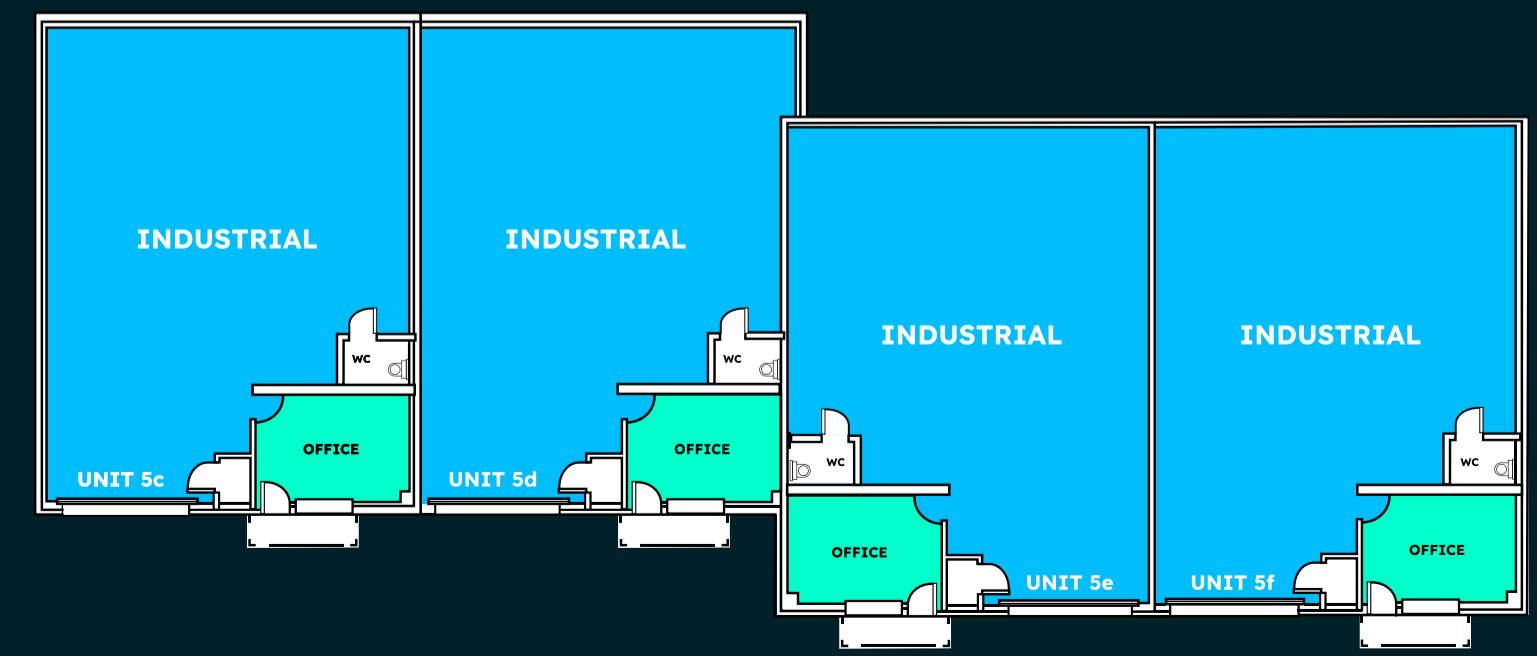
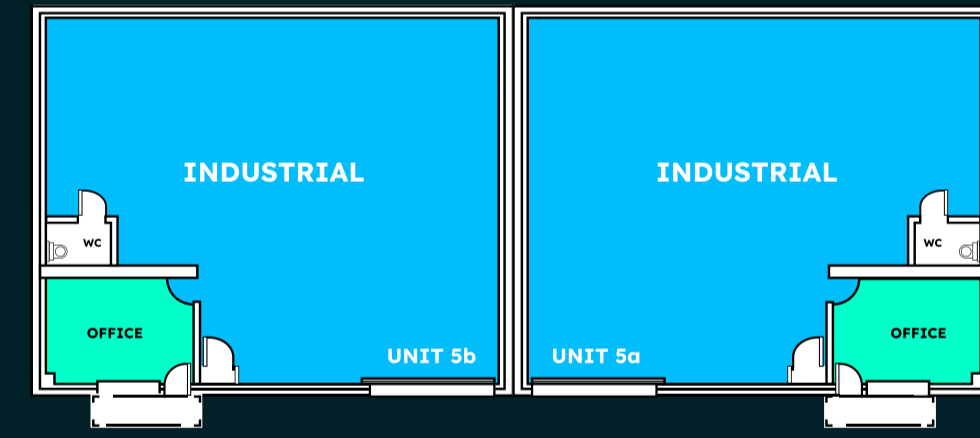
# A DEVELOPMENT OF 6 NEW UNITS

A development of 6 new units in a highly visible main road position at the entrance to Estate, with elevations to the A3057 (leading north out of the Town Centre).

Each unit is single storied and includes an air conditioned office.

## SCHEDULE OF ACCOMMODATION

UNIT	SQUARE FT	SQUARE M	CAR SPACES
Unit 5A	1,976	183.58	4
Unit 5B	1,976	183.58	3
Unit 5C	1,986	184.51	4
Unit 5D	2,033	188.88	4
Unit 5E	1,986	184.51	4
Unit 5F	1,986	184.51	4



- Eaves Height C. 6m
- High bay LED lights
- Power float concrete, 30 kN/m<sup>2</sup>
- Powered 4x5m loading door
- Office with a/c, LED lights, carpet, trunking
- Fire alarm system
- Additional on-site cycle parking
- EV charger for each unit
- WC & basin, water heater & heating
- Each unit: 100A 3-phase, 30 kVA
- Additional 2 Disabled Car Parking Spaces
- Virgin Media fibre provided

# IDEALLY SITUATED

The Estate is just off the A3057, about 0.5 miles north of the town centre, trade tenants on the Estate include, Screwfix, Travis Perkins, Howdens, Flack Manor Brewery and many others.





## PLANNING CONSENT

Conditional Consent granted 17.12.25 for use of the units as Class E(g) iii Light Industrial and Class B8 Storage, both with ancillary offices.

## SERVICE CHARGE

A service charge is payable for maintaining and managing the common parts of the Estate.

## LEASE

Available on a new lease, terms to be agreed. Full repairing and insuring basis.

## RENT

On application.

## RATEABLE VALUE

To be assessed.

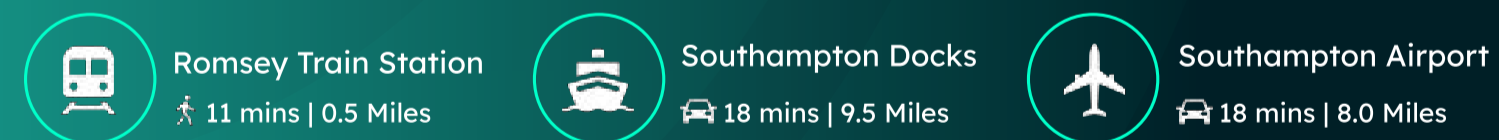
## EPC

The EPC ratings are A7 (except on 5d which is A6)

A copy of the EPC report is available upon request.



## YOU'RE WELL CONNECTED



## FURTHER INFORMATION

Roger Holt  
T: 01794 518 755  
M: 07788 727760  
roger@holtconsult.co.uk

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. June 2025. Brochure by Virtualoom.

