



 **ROMSEY
INDUSTRIAL
ESTATE**

**6 NEW
INDUSTRIAL
UNITS TO LET**



Main Road Position



Close to Travis Perkins,
Howdens and Screwfix



Located At
Estate Entrance

**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

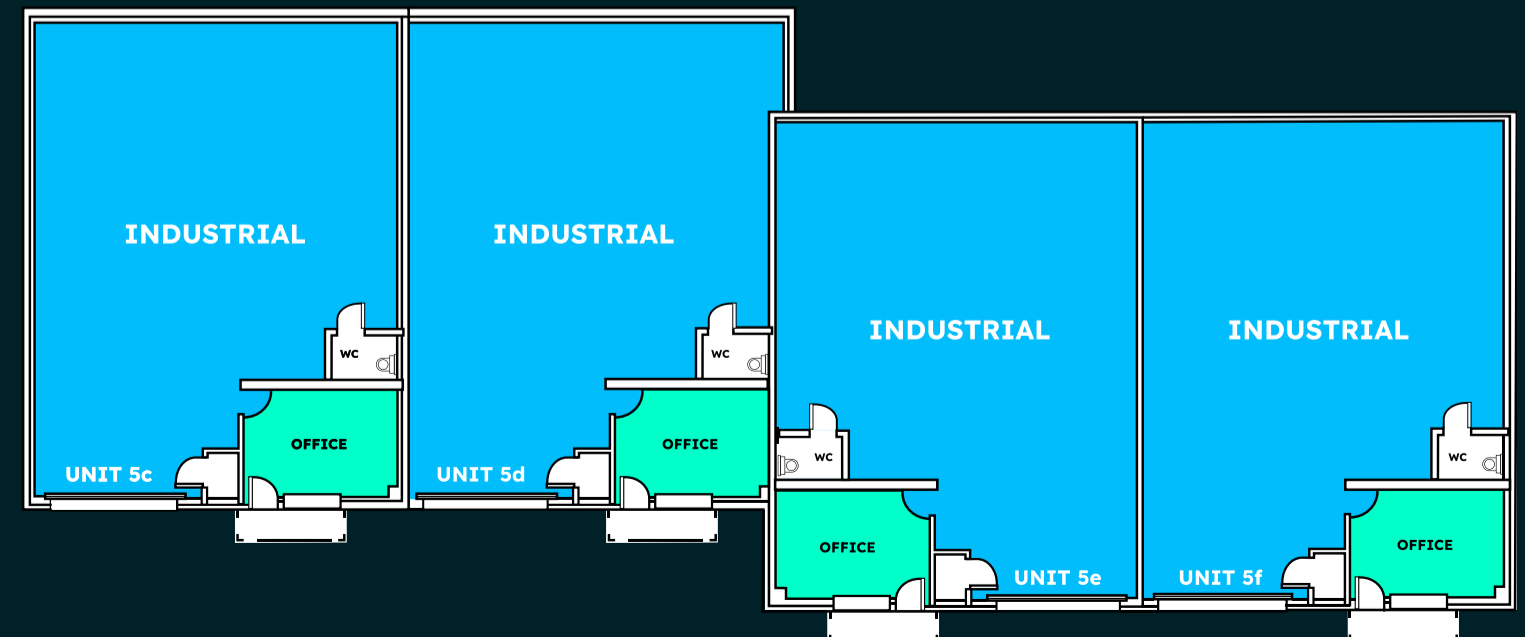
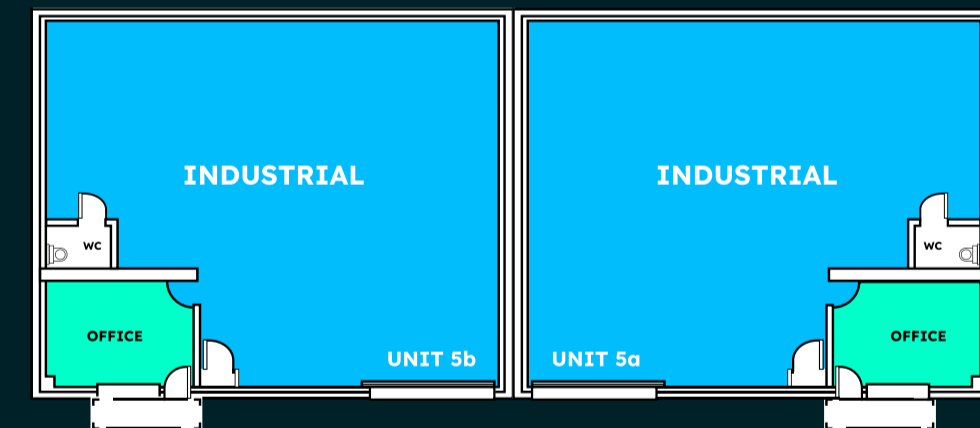
A DEVELOPMENT OF 6 NEW UNITS

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/m²



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

The consent dated 07.09.18 refers to 6 business units within Class B1(c) use, which has since been superseded by Class E of the Use Classes Order 2020.

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

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