



Unit 9 Winchester Hill Business Park,
Winchester Hill, Romsey, Hampshire, SO51 7UT



9

First Year Half Rent *
*subject to terms

TO LET May Sell
Business Park Office, with car parking and stores
Full PV Array with Battery Storage
Close to Romsey Town Centre
1,550ft² (144 m²)

Description

This modern recently developed, fully fitted office is arranged over ground and first floor. There is a ground floor storage area with 4m eaves.

The accommodation includes a ground floor meeting room/ office with breakout/ informal meeting space. There is an open plan office at first floor with another meeting room/ break out space and staff kitchen. There are WC's on both floors. The property has a full solar PV array with battery storage and EV car charging points. There are 3 car parking spaces plus an additional parking space in front of the roller shutter door.

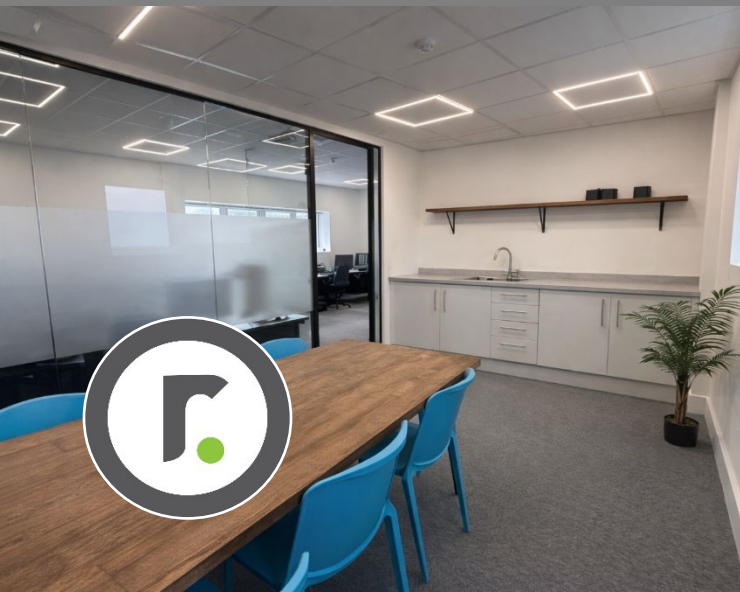
The space is modern, light and open plan. It has been well designed to suit a variety of small businesses.

Specification

- Ready to occupy
- Air conditioning and heating
- Parking for at least 4 vehicles
- LED Lighting
- Full solar PV with battery storage
- EV Car charging points
- EPC A18



Floor Area	Sq Ft	Sq M
Ground floor Office, break out space and warehouse	764	71
First Floor Office and Break out space	786	73
TOTAL	1,550	144



Location

Winchester Hill is in Romsey, approximately 11 miles south west of Winchester City Centre and approximately 8 miles north of Southampton City Centre. The M27 junction 3 is approximately 4 miles to the south and the M3 junction 12 is approximately 8 miles to the east. Romsey has a main line railway station with connections to Winchester, Salisbury, Southampton and onwards to London and Bristol.

Local occupiers include Snows Peugeot, Dasic International, Romsey Hospital and Nix Business Centre.

Terms

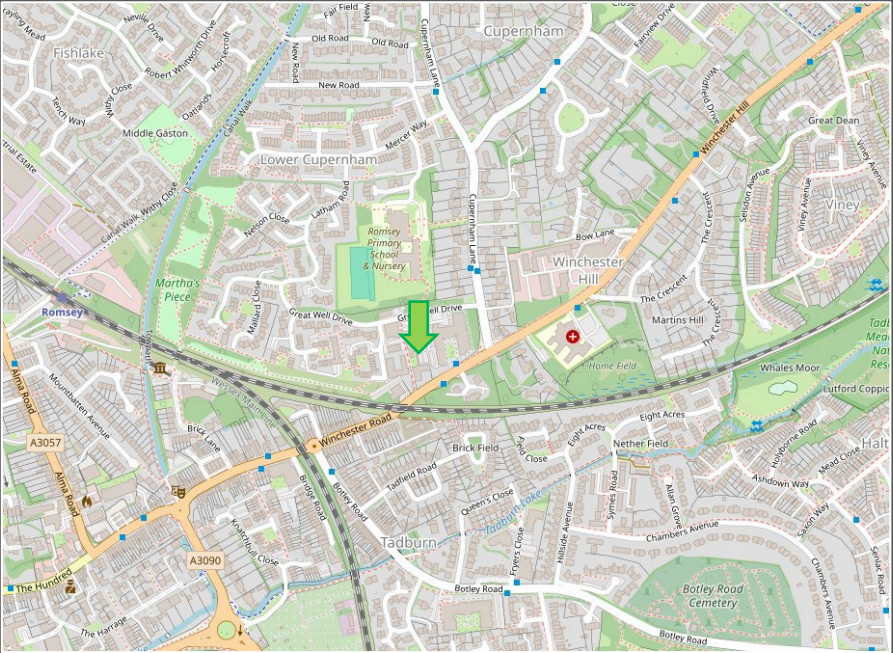
The property is available by way of a new fully repairing and insuring lease at an initial rent of £28,000 per annum exclusive of rates and service charge. The freehold may available for £420,000. VAT is payable.

Service Charge

There is a service charge payable, full details are available on request.

Business Rates

All enquiries to Test Valley Borough Council (www.voa.gov.uk).



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SAT NAV: SO51 7UT

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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**realest**

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Destinations	Miles
Romsey Town Centre	1.0
Romsey Railway Station	0.9
Junction 10, M3 (for M3/M25)	11.8
Junction 3, M27 (for Portsmouth/ Bournemouth)	4.0



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