

NEWTON SCOTT

COMMERCIAL PROPERTY AGENTS

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ECONOMICAL LIGHT INDUSTRIAL UNIT



**2 FROBISHER INDUSTRIAL ESTATE, BUDDS LANE, ROMSEY,
HAMPSHIRE SO51 0HA**

10,485 square feet / 974.08 square metres.

DESCRIPTION

The unit is located at the front of the estate having great prominence, which was formerly built for the Wilton Carpet factory. The building, which is totally self-contained, is of steel portal frame design having block-work walls beneath a corrugated roof benefitting from continuous north facing day-lighting panels.

The warehouse accommodation is approached via concertina loading doors and/or the main office reception / trade counter entrance. There are several private meeting rooms and stores, in addition to male and female toilets.

The first floor offers two general and a private/smaller office, a kitchenette and male and female toilets. In addition there is mezzanine storage of some 525 square feet.

The premises benefits from three phase electrics, a minimum eaves height of a 5.07 metres (16'6"), excellent loading door (18'4" wide, 12'7" tall), overhead fluorescent lighting.

In recent years full flood protection has been installed to prevent the ingress of water. Should this ever happen several pumps automatically start to overcome the problem. Full plans and details on request.

It should also be noted that the company providing building and flood insurance are happy to continue; the works that have been carried out fully satisfy their exacting requirements.

FLOOR AREAS

First floor:	610 square feet
Mezzanines:	525 square feet
Ground floor:	9,875 square feet
Total:	10,485 square feet

All floor areas are approximate and have been measured in accordance with RICS Code of Practice on a gross internal basis.

TERMS

Lease: A new lease could be granted for a term of three, six or nine years on an FRI basis. The tenant will be required to contribute towards the landlords insurance, maintenance and estate charges.

Rent: £35,000 per annum exclusive payable quarterly in advance.

Rates: According to the Valuation Office's web site (voa.gov.uk), the rateable value is £39,750. The 2017 rates payable figure will be based on 49.1 in the pound, or £19,517.25 (until April 2020).

Legal costs: Each party will be responsible for their own legal costs incurred in this transaction.

VIEWING & FURTHER INFORMATION

Strictly by appointment with the lessor's sole letting agents, Newton Scott, tel: 023 8033 7033.

LOCATION

The Frobisher Centre is an industrial and warehouse complex approached from Budds Lane (adjacent to the low height railway bridge), which is accessed off the A3057 Greatbridge Road. The estate is to the north of Romsey Town Centre and has good access to the M27 to the south, Stockbridge and Andover / A.303 for dual carriageway access to Basingstoke and the M.3, or to the South West and Exeter.

The M.27 motorway (junctions 2 and 3) is within about an easy ten minutes driving distance, thus allowing access to all parts of the Solent Region, Southampton Airport and Eastleigh Parkway mainline railway station (junction 5), and further afield via the M.3 and the national motorway network.

EPC

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

85 This is how energy efficient the building is.



CODE OF PRACTICE FOR COMMERCIAL LEASES IN ENGLAND & WALES
The landlord has regard to the recommendations of the voluntary code of practice for commercial leases in England & Wales. If you are professionally represented, you should ask your adviser for a copy. Alternatively, the document can be found at www.commercialleasecode.co.uk or obtained from the Royal Institution of Chartered Surveyors, telephone number 020 7334 3806.

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