

# NEWTON SCOTT

COMMERCIAL PROPERTY AGENTS

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## FUNCTIONAL WAREHOUSE SPACE ON ESTABLISHED ESTATE



**1 GROVE BUSINESS PARK, BUDDS LANE, ROMSEY,  
HAMPSHIRE, SO51 0ZQ.**

**2,365 square feet approximately.**

## DESCRIPTION

The unit benefits from clear space, having no pillars or partitions, thus providing maximum flexibility, all under a single pitch corrugated roof having a minimum eaves height of 16/6" (5.07 metres), rising to 20/10" (6.4 metres).

There is a full height roller-shutter loading door (12/6" wide, 13' tall), in addition to high bay lighting, and three phase electrics. A small office area has been installed at the front of the unit. There is forecourt parking for three to four cars.

There is a toilet and kitchenette block directly opposite the premises.

## FLOOR AREAS

**Ground floor:** 2,365 square feet or 219.71 square metres.

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 will be granted on a full repairing and insuring basis for a term of ideally no less than three years. The tenant will be required to contribute towards the management and maintenance of the building and estate, terms on request.

**Rent:** £11,750 per annum exclusive payable quarterly in advance.

**Rates:** According to verbal enquiries of Test Valley Borough Council (tel: 01264 368000) and [Voa.gov.uk](http://Voa.gov.uk), the Rateable value is £9,200.00, and therefore the annual rates payable figure will be £4,517.20 for the year commencing April 2019. Prospective tenants may wish to contact the Council for verification.

However, as the RV is less than £15,000 the new occupier may be able to claim Small Business Relief which could be as much as 100%.

**Legal costs:** The incoming tenant will be required to contribute towards the landlord's reasonable legal costs.

## VIEWING & FURTHER INFORMATION

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

## LOCATION

The premises are located on the long established Budds Lane Industrial Estate, being to the north of the town centre and approached via the main Stockbridge/Andover Road (A3057), just over half a mile from the town centre.

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

## EPC

To follow



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](http://www.commercialleasecode.co.uk) or obtained from the Royal Institution of Chartered Surveyors, telephone number 020 7334 3806.

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