



Unit 2 The Quadrangle

ABBEY PARK INDUSTRIAL ESTATE, ROMSEY, SO51 9DL



TO LET

Industrial/Warehouse Mid-Terraced Unit

3 Miles from Junction 3, M27

5,312 sq ft (493 sq m)

Description

The Quadrangle is a well managed, modern development of 11 units situated on the popular and well established Abbey Park Industrial Estate.

The property, extensively refurbished in 2020, is a mid terrace unit of concrete portal frame construction with steel truss roof and brick/block and profile clad elevations. The height to the underside of the roof truss is 6.4m. The ground floor area consists mainly of a clear span warehouse/industrial area accessed via a large full height loading door 5m (w) x 5.3m (h). Office accommodation and WC facilities are provided on both ground and first floor.

Specification

- Clear span warehouse/industrial area on ground floor
- Full height loading door 5m (w) x 5.3m (h)
- 6.9m to eaves
- Height to underside roof truss 6.4m
- WC facilities to ground and first floors
- Office accommodation on ground and first floors
- EPC Rating – D92



*Image taken 2020

Floor Area	Sq Ft	Sq M
Ground Floor	4,632	430
First Floor (Office)	680	63
Total Floor Area	5,312	493



**Image taken 2020*



**Image taken 2020*



**Image taken 2020*



**Image taken 2020*



Location

Abbey Park Industrial Estate is located to the south east of Romsey, accessed via the A27 and approximately 3 miles from J3 of the M27. Romsey mainline railway station is approximately 2.2 miles to the west and provides services to Southampton and Bristol

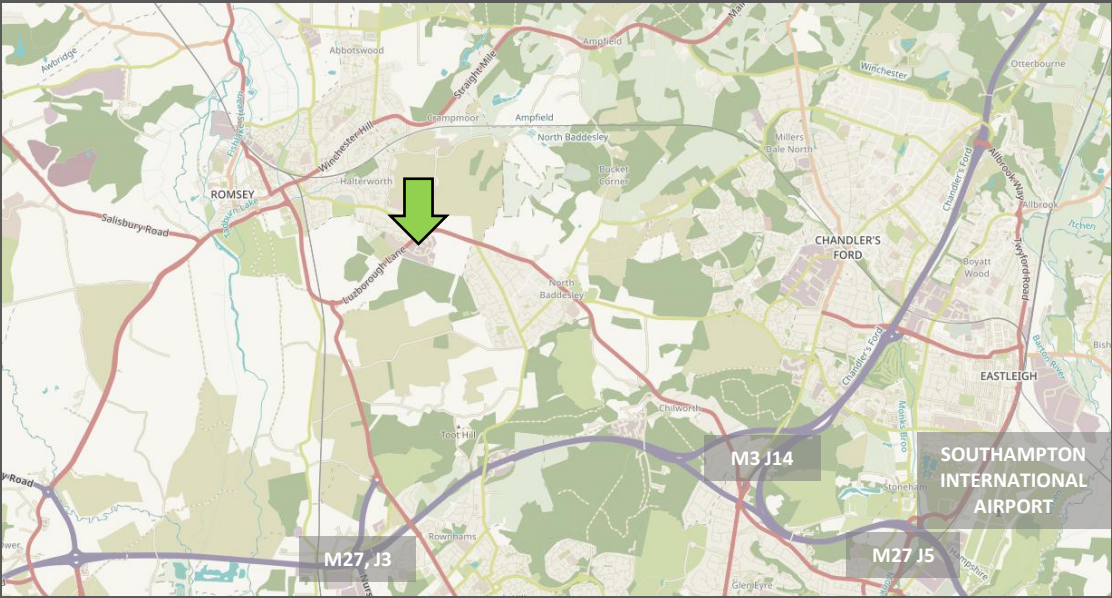
Terms & Rent

The property is available on a new lease for a term to be agreed at an initial rent of £69,056 pa exclusive of all other outgoings.

Rateable Value

The Rateable Value from April 2026 is £59,000. Prospective tenants are advised to make their own enquiries to the Local Authority, Test Valley Borough Council [Find a business rates valuation - GOV.UK](#).

Destinations	Miles
Southampton International Airport	8.7
Junction 3, M27	3.2
Junction 14, M3	7.2
Southampton	7.1
Winchester	12.3



Unit 2 The Quadrangle, Abbey Park Industrial Estate, Romsey

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VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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