

To Let

Unit B Belbins Business Park,
Romsey,
SO51 7JF

Modern Warehouse Unit with Large Secure Yard
16,941 sq ft (1,573 sq m)

Low Rent - £8.70 psf

- Large Secure Gated Yard with Concrete Finish
- Min Height 7.7m, Rising to 9.5m
- Two Loading Doors
- Two 5 Tonne Moveable Cranes
- Fitted Offices & Reception
- 150kva power

Your partners in property



The Property

Description

A detached modern warehouse unit of brick construction with steel cladding to the exterior and a pitched roof. The property was built circa 1998 and sits on a site of c.0.97 acres (0.39 hectares).

There are 2 wide level access doors to the front of the building, one at either side of the front office block. The warehouse has a clear height of 7.7m and apex height of 9.5m. There are currently two 5 tonne movable cranes which are available by way of separate negotiation. The office area is open plan with private offices, along with a kitchenette and WC's.

The yard is approx. 43.5m deep from the warehouse and 32.5m deep from the front of the office building. The yard has a concrete finish which is suitable for trailer parking and for additional open storage.

Accommodation

Approx GIA	Sq Ft	Sq M
Warehouse	14,937	1,387.75
Offices	2,004	186.16
Total	16,941	1,573.91

Specification

The property benefits from the below amenities:

Warehouse

- Min height 7.7m rising to 9.5m
- Two loading doors (height 5.3m x width 5.9m)
- LED lighting
- Two 5 Tonne Movable Cranes
- Roof Vents
- Concrete Floor
- Gas Supply
- 150kva power
- WC's

Offices

- Single storey
- Reception area
- Open plan office with private meeting rooms
- Male, female and accessible WCs
- Suspended ceilings with recessed lighting
- Carpet tiles
- Double glazing
- Gas Centre Heating

Externally

- Large secure yard with concrete finish
- 14 car parking spaces
- Palisade gate and fencing
- External lighting



Location

The subject property is situated in Belbins Business Park which is an established commercial location. The business park is accessed directly from Cupernham Lane which links the property to Romsey town, 2 miles to the south. Southampton City, along with the Port of Southampton, are 10 miles away.



By Road

Approximate road travel distances are as follows

M27	4.9 miles
M3	6.2 miles
A3	30 miles
Southampton Port	10 miles
Portsmouth	26 miles



Contact

Terms

The property is held on a lease to expire September 2038 with a tenant break option in September 2033 and open market rent reviews in September 2028 and September 2033. The property is available to let by way Assignment of the current leasehold interest or by way of a new sublease on terms to be agreed. Alternatively, a new lease maybe available from the landlords on terms to be agreed.

Rent

The current passing rent is £147,500 per annum exclusive (£8.70 psf).

Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti money laundering legislation.

EPC

EPC Rating: C 55

Rates

The property has a Rateable Value of £115,000 and a Rates Payable of £62,790 pa (£3.70 psf).

Legal Costs

Each party to bear their own legal costs.

VAT

All pricing is subject to VAT.

For further information, or to arrange a viewing, please contact Knight Frank the Sole Agents



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Particulars dated April 2026. Photographs dated January 2026.

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