

# TO LET

**1,080 sq ft**

**Industrial/business unit**

**Unit 37**

**Romsey Industrial Estate**

**Greatbridge Road**

**Romsey**

**SO51 0HR**

- **Parking**
- **First floor office**

## Location

Romsey Industrial Estate is just off the A3057, about 0.5 miles north of the town centre, near the railway station. Tenants on the Estate include Redmayne Engineering, Screwfix, Howdens, Travis Perkins and many others. Occupiers in this part of the Estate include TA Spacagna, Whispaire, Intermarine, and Direct4Logos

## Description

The unit is 2 storied and mid terraced.

It includes a ground floor workshop or storage area, with an area previously used as offices on the first floor.

Parking is to the front.



## Accommodation

Ground floor

Warehouse/ industrial ...744 sq ft

First floor

Mezzanine Offices .....336 sq ft

**Total .....1,080 sq ft (100 sq m)**

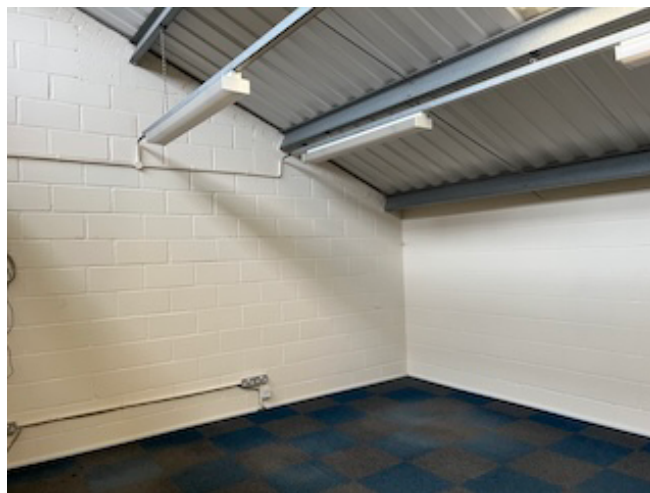
All floor areas are gross internal approximate

## Features

- Electric Loading door 2.5m w x 2.5 m h
- Potential additional mezzanine storage
- Parking to front
- LED lights
- Semi covered loading bay
- Toilet and kitchen on ground floor
- Carpet to first floor

## EPC

EPC rating – EPC awaited



## Rateable Value

Source [www.voa.gov.uk](http://www.voa.gov.uk) on 9 October 2026  
Rateable Value – currently assessed jointly with Unit 38  
*To be checked by the ingoing occupier*

## Lease

Available on a new lease, terms to be agreed.  
Full repairing and insuring basis. Lease excluded from protection under the Landlord and Tenant Act 1954

## Service charge

A service charge is payable for maintaining and managing the common parts of the Estate.

## Rent

**£12,960 pa exclusive**

## Further information

**Contact the agents Holt Consult**

**01794 518 755**

**[info@holtconsult.co.uk](mailto:info@holtconsult.co.uk)**

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