NEW BUILD OFFICE DEVELOPMENT

THE GRANGE, ROMSEY ROAD, STONEYMARSH, ROMSEY, SO51 0AE

LAST UNITS REMAINING

THE GRANGE

STONEYMARSH, ROMSEY

346 - 3147 SQ.FT. (32.1 - 292.3 SQ.M.) | AMPLE CAR PARKING SPACES | AIR CONDITIONING | EPC GRADE A

THE GRANGE

STONEYMARSH, ROMSEY

The Grange is located on the A3057 between Romsey and Kings Somborne, 3 miles north of Romsey. It is well connected, being 6 miles from the M271, 8 miles from the M3 and 15 miles from the A34.

The office development site is immediately opposite the completed and fully occupied Phase 1 The Grange.

The new development provides 6 self-contained, two storey office buildings providing unit sizes from 1,269 - 5,447 sq.ft. IPMS 3 (net internal area). There is ample car parking for 30 cars immediately adjacent to the offices and a further 36 car spaces in a rear car park.

Local Area/Attractions

1. Palmerston Statue - Romsey
2. The River Test
3. The Test Way
4. Mottisfont Abbey
5. The Test Way
6. The River Test
7. Romsey Abbey

TERMS

The premises are available on new full repairing and insuring leases at initial rents from £15.00 per sq.ft. per annum exclusive calculated on IPMS 3 (net internal area).

SERVICE CHARGE

There will be a service charge payable in respect of this property. Further information is available on request.

RATES

Interested parties are required to make enquiries of the VOA.

EPC

EPC rating A, EPCs available on request.

LEGAL COSTS

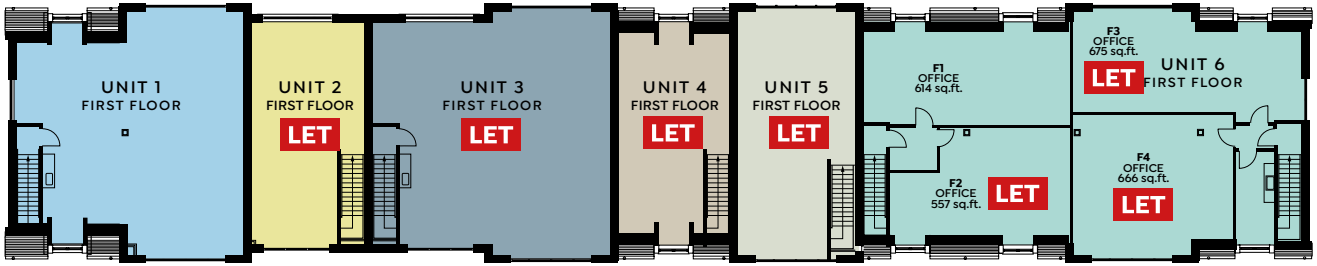
Parties to pay their own legal costs.

VAT

We are advised that VAT will be payable.

UNIT	GROUND FLOOR AREA		FIRST FLOOR AREA		TOTAL AREA	
	Ground Floor	Ground Floor	First Floor	First Floor	Total Area	Total Area
Unit 1	-	-	144.5 m²	1556 ft²	**144.5 m²**	**1556 ft²**
Unit 3	62.2 m²	669 ft²	-	-	**62.2 m²**	**669 ft²**
Unit 6	-	-	174.5 m²	1881 ft²	**174.5 m²**	**1881 ft²**

FIRST FLOOR



GROUND FLOOR

Viewing is strictly by appointment only through agents

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Subject to Contract
These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at www.leasingbusinesspremises.co.uk.
The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors.
Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.
Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.
Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transactions.
The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100033966.