Winchester Hill Business Park

Winchester Hill, Romsey, Hampshire

SO51 7UT

FOR SALE / TO LET

1,529 sq.ft - 2,239 sq.ft

HELLIER LANGSTON

www.hlp.co.uk

01329 220111 fareham@hlp.co.uk

Description

The new build units are located in a prime position just outside the centre of Romsey close to local amenities.

Accessed via the A3090, the units sit in close proximity to Romsey train station as well as providing excellent motorway access. Junction 3 of the M27 is just 7 minutes away and Junction 12 of the M3 is just a 12 minute drive.

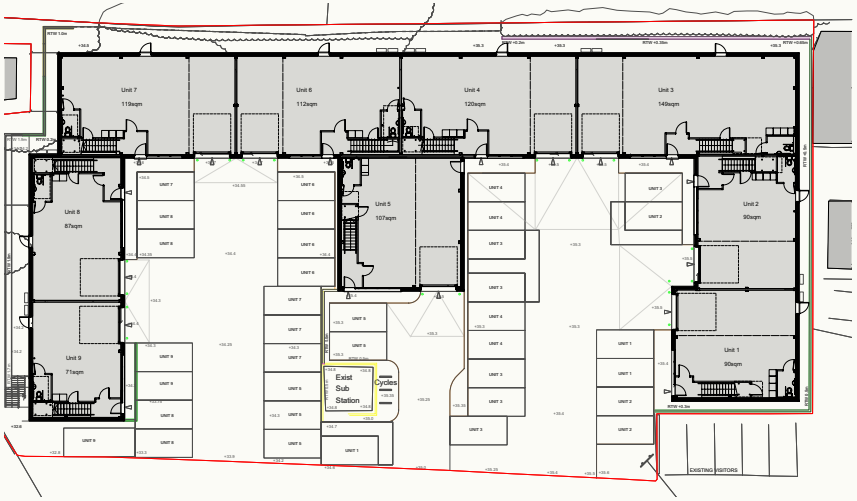
Winchester Hill Business Park is a newly designed and built light industrial development offering various sized units with flexible use ground floor industrial space as well as first floor office accommodation to suit a wide variety of business uses.

Each unit has been fitted with useful brew up areas and WC's over 2 floors, carpets and neutral décor throughout. There is gloss grey kitchen units, concrete effect worktop, stainless steel 1 bowl sink & tap in brew up areas, grey oak foil doors with dual finish ironmongery to first floor office, skirting trunking to first floor & white electric face plates and white sanitary wear with chrome brassware and splashbacks, air-conditioning with panel heaters to WCs, fire alarm, suspended ceilings to ground floor, exposed to first floor and carpet tiles to first floor office with vinyl to WCs.

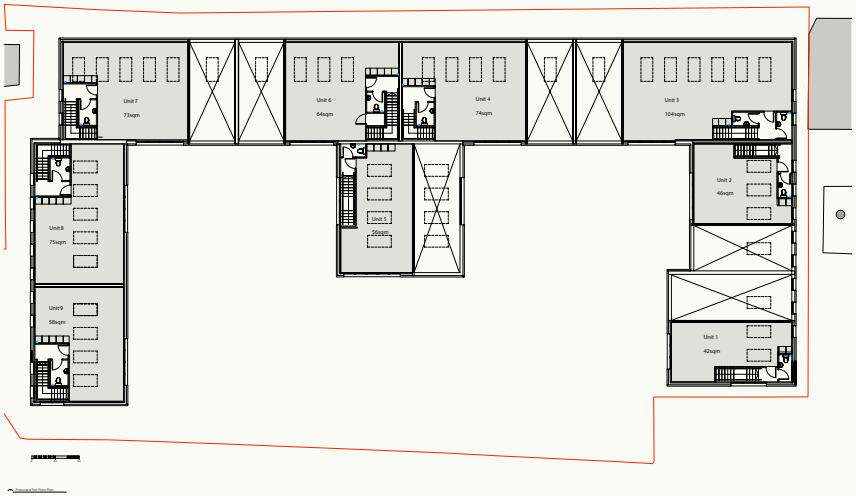
Summary

- Allocated parking
- LED lighting throughout inc. High Bay
- EPC A ratings
- Power floated insulated concrete floor
- Solar PV panels
- Ground floor industrial
- First floor offices
- Powered roller door
- BT Openreach Fibre broadband line to each unit 3 phase power
- Air-conditioning to both floors

Floor plans

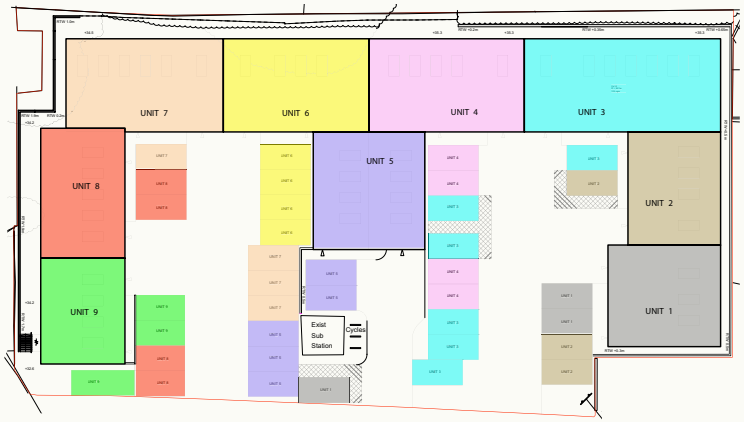


Ground Floor



First Floor

Parking Plan



"The development provides an excellent opportunity for prospective owner occupiers wishing to own their own asset, as well as those looking to lease with terms available which will help towards relocation or expansion costs. The construction of the estate, which provides high grade industrial and office accommodation close to an affluent town centre and to major motorway junctions, has helped to fill the void created by a lack of development in the area for many years. Due to updated building regulations, this ensures excellent environmental credentials with A rated EPCs, in part due to the inclusion of roof mounted solar PV panels."

Patrick Mattison

Office, Industrial, Investment & Development Agency

07926 581 464
patrick@hlp.co.uk

Financial Information

Accommodation, Prices & Rents

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to GIA as follows (taken from Architects layout plans):

Floor	GF	FF	TOTAL GIA	Price	Rent pax	Availability
Unit 1	969	560	1,529	£382,250	Year 1 - £15,290 Year 2 - £19,112.50	Under Offer
Unit 6	1,206	872	2,078	£520,000	Year 1 - 21,000 Year 2 - £26,250	Available
Unit 7	1,281	958	2,239	£560,000	Year 1 - £22,400 Year 2 - £28,000	Available

Prices & rents are exclusive of VAT at the prevailing rate. Rents are exclusive of rates & all other outgoings.

EPC

Rating A

Tenure

The premises are available freehold, or leasehold by way of new Full Repairing & Insuring lease for a term to be agreed.

Planning

Detailed planning permission has been granted for the units based upon Class E(c) (i, ii, iii) (financial and professional services), Class E (e) (Provision of medical or health services), Class E(g) (i, ii or iii) (offices, research and development or light industrial) or Class B8 (storage and distribution) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended).

Rateable Value

The units are assessed individually by the VOA as Workshop & Premises with the following ratings:-

Unit 1 = £23,500

Unit 6 = £32,250

Unit 7 = £34,750

Source: www.tax.service.gov.uk/business-rates-find/search

Estate Charge

An Estate Charge is levied with amount being payable £0.34 per sq.ft per annum subject to annual revision.

VAT

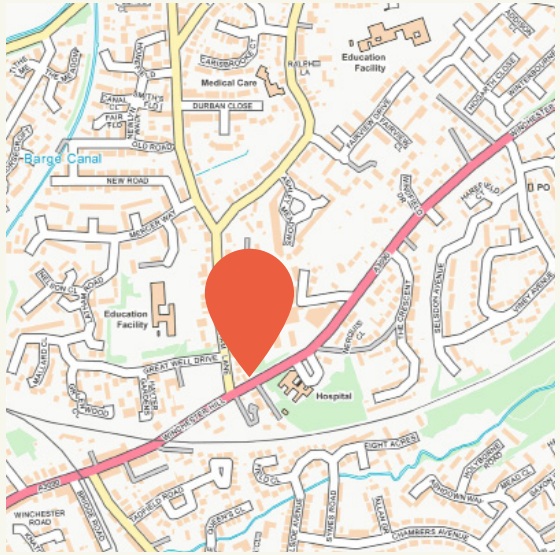
Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves. The units are elected for VAT.

Location

Located on the north side of Winchester Hill within the town of Romsey. The site is adjacent Snows Peugeot Garage, The Co-operative food store and Texaco filling station.

The site has excellent road communications with M27 Junction 3 within 5.9 miles and M3 Junction 10 & 12 within 8 miles.

Romsey town centre and train station are 0.9 miles to the west.



HELLIER LANGSTON

www.hlp.co.uk

01329 220 111 fareham@hlp.co.uk

Disclaimer: Hellier Langston Limited gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Hellier Langston Limited has any authority to make any representation or warranty whatsoever in relation to this property.

RICS Regulated by RICS

Contact us

Direct your viewing request and enquiries to:-

Patrick Mattison
07926 581464
patrick@hlp.co.uk

Tierney Brain
07562 980266
tierney@hlp.co.uk

Strictly by appointment with sole agents Hellier Langston.