

NEWTON SCOTT

COMMERCIAL PROPERTY AGENTS

35 Carlton Crescent • Southampton • Hampshire • SO15 2EW
Telephone: 023 8033 7033 • Email: info@newtonscott.com
Web: www.newtonscott.com

ECONOMICAL MODERNISED INDUSTRIAL UNIT



**3 MANOR NURSERIES, STOCKBRIDGE ROAD, TIMSBURY,
ROMSEY, HAMPSHIRE SO51 0NB**

1,570 square feet

DESCRIPTION

The unit has recently undergone extensive refurbishment and modernisation. This included new roofs, cladding and day-lighting panels. The floor has been re-laid to concrete, and there will be access/loading doors, which will also benefit from Three Phase electricity, fluorescent lighting, all beneath a minimum eaves height of about 8'

There is generous parking.

FLOOR AREAS

Unit 3: 1,570 square feet / 145.86 square metres.

All floor areas are approximate and have been measured in accordance with RICS Code of Practice on a gross internal basis.

TERMS

Lease: A new lease will be granted for a term by agreement. The tenant will be required to contribute towards the management and maintenance of the building, terms on request.

Alternatively, a renewable licence may be available.

Rent: £9,000 per annum exclusive payable quarterly in advance plus VAT., if applicable for each unit. This equates to £750 per month.

Rates: To be confirmed. Potential tenants may wish to contact Test Valley Borough Council (tel: 01264 368000) to verify the current rateable values and payable figures.

Legal costs: Each party will be responsible for their own legal costs.

VIEWING & FURTHER INFORMATION

Strictly by appointment with the lessor's sole letting agents, **Newton Scott, tel: 023 8033 7033.**

LOCATION

These two modernised units are located on the well landscaped Manor Nurseries, which is situated in the heart of Timsbury, fronting the busy A3057 which is approximately mid way between the thriving market town of Romsey and Stockbridge to the north.

The M.27 motorway (junctions 2 and 3) are within a fifteen minutes driving distance, thus allowing easy access to the Solent Region and further afield via the national motorway network and the Southampton Airport and Eastleigh Parkway mainline railway station.

EPC RATING

To follow

CODE OF PRACTICE FOR COMMERCIAL LEASES IN ENGLAND & WALES
The landlord has regard to the recommendations of the voluntary code of practice for commercial leases in England & Wales. If you are professionally represented, you should ask your adviser for a copy. Alternatively, the document can be found at www.commercialleasecode.co.uk or obtained from the Royal Institution of Chartered Surveyors, telephone number 020 7334 3806.

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