

# NEWTON SCOTT

COMMERCIAL PROPERTY AGENTS

35 Carlton Crescent • Southampton • Hampshire • SO15 2EW  
Telephone: 023 8033 7033 • Email: [info@newtonscott.com](mailto:info@newtonscott.com)  
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## SMALL INDUSTRIAL INVESTMENT ON POPULAR BUSINESS PARK WITH GOOD PARKING



**B4 THE PREMIER CENTRE, ABBEY PARK INDUSTRIAL  
ESTATE, ROMSEY, HAMPSHIRE SO51 9DG.**

**3,150 square feet.**

## DESCRIPTION

The unit, which has been well looked after throughout, provides functional industrial and storage space on the ground floor with high quality offices on the first floor.

The premises benefit from a Powrmatic gas fired space heater, up an over full height (12'2" x 16'2") loading door, and two exceptionally well-appointed toilets on the ground floor.

On the first floor, there are two good sized offices, a meeting room (currently used for additional storage), and a spacious fully fitted kitchen / break out room.

All offices are carpeted, benefit from gas fired central heating, ceiling mounted air conditioning cassettes, fluorescent and feature lighting.

There is allocated parking for four cars.

## FLOOR AREAS

First floor: 1,525 square feet  
Ground floor: 1,625 square feet  
Total: 3,150 square feet, or 301.93 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 on an FRI basis, for a term of ten years subject to a lease break option at the end of the fifth year on providing no less than six months prior written notice. The current tenants Walthen Marine Catering Equipment Ltd., whose registered address is B4 The Premier Centre. Web-site: <https://www.wathenmarine.com/>

The tenant is required to contribute towards the management and maintenance of the building and estate. Terms on request.

**Rent:** £16,500 per annum exclusive (plus VAT) payable quarterly in advance.

**Rates:** According to The Valuation Office (voa.gov.uk) the rateable value is £23,750. Thus the payable figure is £11,970.00 for the year 2019/20.


**Price:** The vendors are seeking offers in excess of £250,000 (two hundred and fifty thousand pounds). This figure equates to a capital value of £79.35 psf., or a NIY of 6.47%.

**Legal costs:** Each party will bear their own legal charges.

## LOCATION

Abbey Park Industrial Estate is one of the most popular of the regions' Business Parks, favoured by both staff and employers alike due to its excellent facilities and ease of access to both Romsey town centre and the M.27 motorway (junction 3).

## EPC

**Energy Performance Certificate**   
Non-Domestic Building

Unit B4  
The Premier Centre  
Premier Way  
ROMSEY  
SO51 9DG

Certificate Reference Number:  
0580-0339-4049-1727-0006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient

**A+**

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

**151** This is how energy efficient the building is.

### Technical information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 305  
Building complexity (MOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 61.95

### Benchmarks

Buildings similar to this one could have ratings as follows:  
**56** If newly built  
**118** If typical of the existing stock

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## ANTI-MONEY LAUNDERING

Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers where the transaction involves a capital value of 15,000 euros or more. We may also be required to request proof of funds. Further information is available upon request.

## VIEWING & FURTHER INFORMATION

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

**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](http://www.commercialleasecode.co.uk) or obtained from the Royal Institution of Chartered Surveyors, telephone number 020 7334 3806.

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