

# NEWTON SCOTT

COMMERCIAL PROPERTY AGENTS

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## MODERN OFFICE / INDUSTRIAL UNIT TO LEASE ON POPULAR BUSINESS PARK



**D3 THE PREMIER CENTRE, ABBEY PARK INDUSTRIAL  
ESTATE, ROMSEY, HAMPSHIRE SO51 9DG.**

**1,725 square feet.**

## DESCRIPTION

This attractive, modern, mid-terraced unit, which has recently been refurbished and redecorated throughout, provides high quality office space (two private offices plus a general office) on the first floor, together with laboratory, office space, a kitchenette, attractive entrance lobby and private male & female toilets at ground level.

Amenities include a fully glazed front elevation incorporating both double and single glazed personnel doors, a well specified workshop / laboratory area that includes a high level Powrmatic gas fired space heater, together with overhead fluorescent lighting. The offices are carpeted, benefit from air conditioning cassettes, central heating radiators, suspended acoustic tiled ceilings incorporating fluorescent lighting, and the benefit of three car parking spaces.

## FLOOR AREAS

First floor: 865 square feet, or 80.36 square metres,  
Ground floor: 860 square feet, or 79.89 square metres.  
Total: 1,725 square feet, or 160.26 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, ideally for no less than three years and subject to rent reviews at the end of each third year.

The tenant will be required to contribute towards the management and maintenance of the building and estate.

**Rent:** £17,250.00 per annum exclusive (plus VAT) payable quarterly in advance.

**Service Charges:** Understood to be in the region of £760 pa., to include both building insurance and Premier Centre Management charges.

**Rates:** According to the Valuation Office's website (voa.gov.uk) the Rateable Value is £15,000. Thus, the rates payable figure for the year 2019/20 will be £7,560.00. However, prospective occupiers may wish to contact Test Valley Borough Council (tel: 01264 368000) to secure an indication as to whether they would benefit from Rate Relief / tapered relief of between 100% and 0% for properties with rateable values between £12,001 and £15,000.

**Occupation:** Immediate, upon completion of all legal formalities.

**Legal costs:** The ingoing tenant will be required to contribute towards the landlord's reasonable legal costs, terms on request.

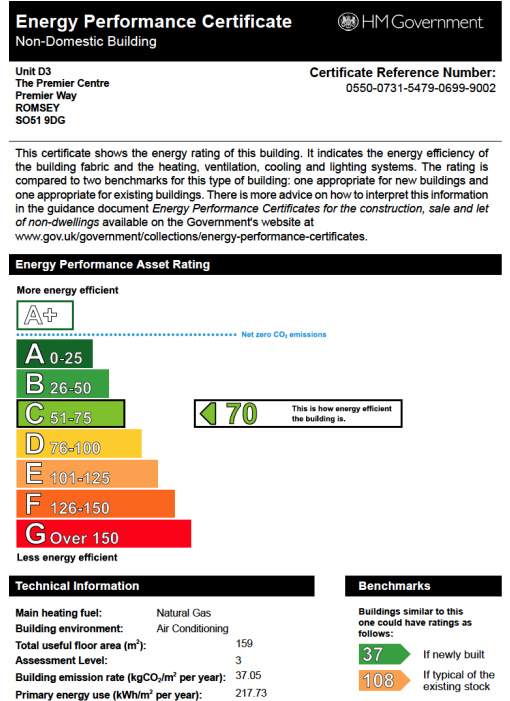
## VIEWING & FURTHER INFORMATION

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

## 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 RATING



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.

**Misrepresentation Act 1967:** Newton Scott Commercial Property Agents, for themselves and for the Vendor, Lessor or Landlord of this property for whom they act, give notice that:

1. These particulars have been produced in good faith and are a general outline only for the guidance of prospective purchasers or lessees and do not constitute the whole or any part of an offer or contract.

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3. The reference to any plant, machinery, equipment, services fixtures or fittings at the property shall not constitute a representation, unless otherwise stated, as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the accuracy, correctness and fitness of such items for their requirements by inspection or otherwise.

4. No person in the employment of Newton Scott Commercial Property Agents has any authority to make or give any representation or warranty whatever in relation to this property. Newton Scott Limited are not to be liable, in negligence or otherwise, for loss arising from the use of these particulars.

**Property Misdescriptions Act 1991:** Newton Scott Commercial Property Agents has not tested any of the service installations, including heating, lighting and any occupier must satisfy themselves as to the state and condition of such items. Any occupier must check the stated planning use with the relevant Planning Office to ensure that is compatible for their intended use. All rents, prices, premiums and service charges may be subject to VAT in addition (unless otherwise stated).



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