

**NEWTON
SCOTT**

COMMERCIAL PROPERTY AGENTS

35 Carlton Crescent • Southampton • Hampshire • SO15 2EW
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NEW INDUSTRIAL UNITS



**B1 - B5 MANOR NURSERIES, STOCKBRIDGE ROAD,
TIMSBURY, Nr ROMSEY, HAMPSHIRE SO51 0NB.**

1,025 square feet – 5,125 square feet.

DESCRIPTION

Approached via its own access road and situated to the rear of the long established and busy Manor Nurseries, these new units have been constructed of steel portal frame design having insulated and profiled steel roofs, incorporating natural daylighting panels, above insulated profiled clad walls.

The minimum eaves height at the front of each unit will be 3.4 metres (11'2").

Each unit will have an up and over full height loading door incorporating a personnel access door.

A single toilet will be provided to the rear of each unit, which will also be provided with three phase electrics, and private drainage.

There will be generous on-site parking for both tenants and visitors.

FLOOR AREAS

Unit 1:	1,025 square feet / 95.22 square metres,
Unit 2:	1,025 square feet / 95.22 square metres,
Unit 3:	1,025 square feet / 95.22 square metres,
Unit 4:	1,025 square feet / 95.22 square metres,
Unit 5:	1,025 square feet / 95.22 square metres,
Total:	5,125 square feet / 476.12 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 offered for a term of three or six years on a full repairing and insuring basis.

Rent: £12,000 per annum exclusive payable quarterly in advance for each unit. There will be an upward only rent review due at the end of the third year.

Rates: Yet to be assessed. It is understood that most occupiers will benefit from Rate Relief, in some cases as much as 100%. Tenants are advised to make their own enquiries for verification purposes.

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

LOCATION

These new industrial units are located to the rear of Manor Nurseries, situated in the heart of Timsbury, fronting the busy A3057 Stockbridge Road, close to both Bunny Lane and Yokesford Hill, about two miles from the thriving market town of Romsey.

The M.27 motorway (junctions 2 and 3) are within a fifteen minute driving distance, thus allowing easy access to the Solent Region and further afield via the national motorway network. Southampton Airport and Eastleigh Parkway mainline railway station is just off junction 5 of the M.27.

EPC

To follow

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VIEWING & FURTHER INFORMATION

For further information or an appointment to inspect, please contact the lessor's Sole 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 or obtained from the Royal Institution of Chartered Surveyors, telephone number 020 7334 3806.

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