

MNE

Manor Nursery Estates

TO BUY or TO LET

6 Compact Industrial Units in Romsey

Offering cost-effective accommodation within a small development in a picturesque out-of-town location.

Ready for Occupation: June 2024

Each unit: 500 sq ft complete with a 250 sq ft mezzanine.
Offering a total of 750 sq ft

Manor Nursery Estates Stockbridge Road Romsey SO51 0NB

**NEWTON
SCOTT**

COMMERCIAL PROPERTY CONSULTANTS

023 8033 7033

www.newtonscott.com



Computer generated image. Some details may change during the final build. Contact the sales agent for more information.

TO BUY or TO LET 6 Compact Industrial Units

Located on the A3057 Stockbridge Road, just two miles north of Romsey, these compact industrial units provide an efficient combination of storage, office space and workspace.

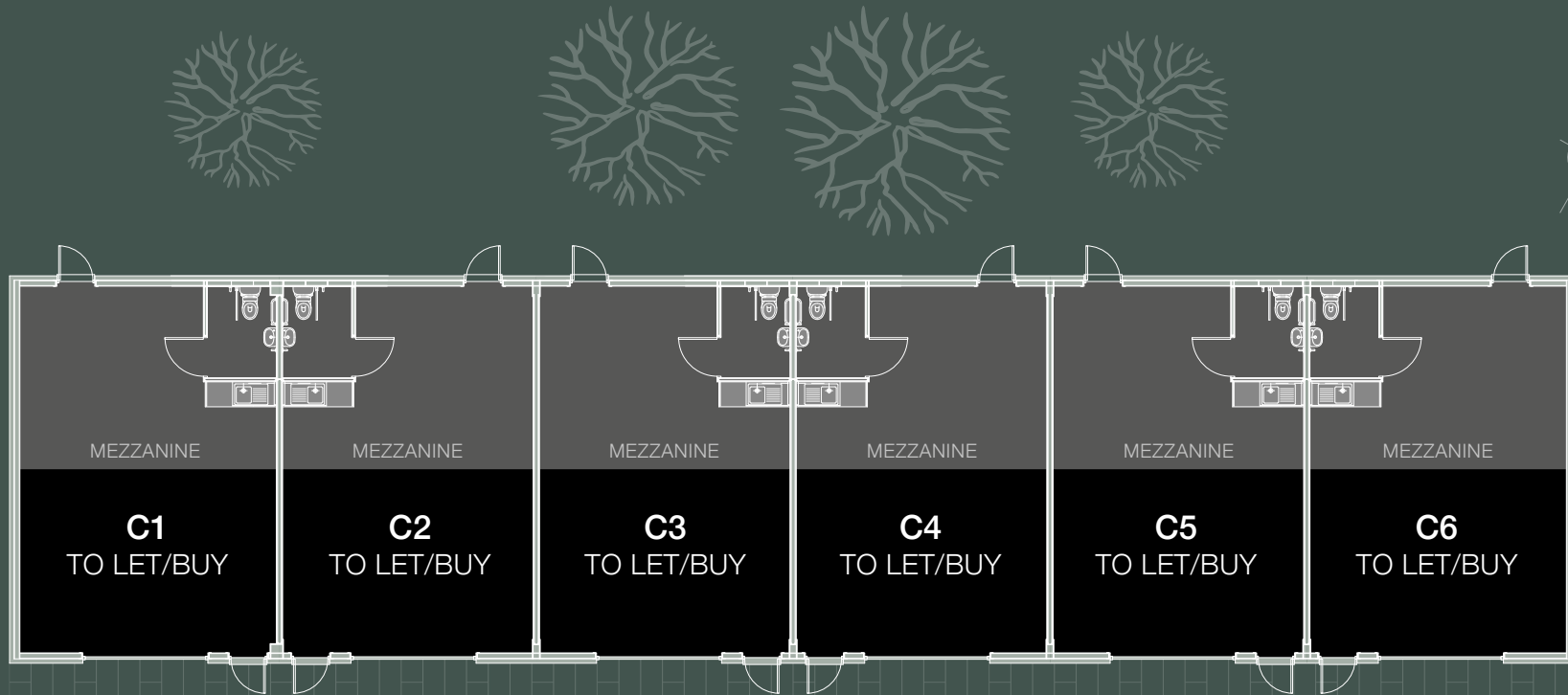
With each unit benefitting from a 250 sq ft mezzanine these impressive units are ideal for anyone who requires cost-effective accommodation in an easily accessible rural location.



A3057 to Romsey.



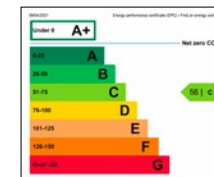
Manor Nursery Estates



All measurements are on a Net Internal Area basis and subject to final measurements. Floor area measurements exclude the WCs.

Unit Specification

- Individual unit dimensions:
Ground floor: **500 sq ft** (46.5 sq m)
Mezzanine floor: **250 sq ft** (23.2 sq m)
Total floor area: **750 sq ft** (69.7 sq m)
- Each unit benefits from an up and over full height loading door incorporating a personnel access door.
- Minimum eaves height at the front of each unit: **3.4 m** (11'2").
- A full access WC is positioned at the rear of each unit.
- Generous on-site parking for both tenants and visitors.
- Energy Performance Certificate Rating: **C-56**
- **Insulated & profiled steel roof**
- **Insulated profiled clad walls**
- **Steel portal frame design**
- **Natural daylight panels**
- **Three-phase electrics**





Phase I:
Complete and fully occupied

Manor Nurseries

Entrance

A3057 Stockbridge Road

Phase II: TO LET / BUY
6 Compact Industrial Units
Ready for Occupation: June 2024

Distances & Drive Times

M27
5.5 miles. 12 minutes.

Eastleigh
8.5 miles. 20 minutes.

Stockbridge
8.5 miles. 14 minutes.

Southampton
10.5 miles. 24 minutes.

Southampton Airport
11.5 miles. 21 minutes.

Winchester
13 miles. 24 minutes.

Andover
16.5 miles. 28 minutes.

Salisbury
17.5 miles. 32 minutes.

Sat Nav Postcode

SO51 0NB



Location

The new Phase II 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, just two miles north of the thriving market town of Romsey.

Junction 3 of the M27 motorway is just a fifteen-minute drive from the development and allows swift access to the larger Solent Region and further afield via the national motorway network.

Southampton Airport and Eastleigh Parkway mainline railway station are located off Junction 5 of the M27 - approximately a 20-minute drive time.

The closest railway station to the development is Romsey.





Purchase

Each unit is available to purchase outright at a cost of £195,000 +VAT. Please contact the selling agent for more information.

Rent

£12,000 per annum exclusive. Payable quarterly in advance. 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 from Test Valley Borough Council.

Email: businessrates@testvalley.gov.uk

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence/ proof of identifying the source of funds being relied upon to complete the transaction.

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Interior photographs of Phase I construction.

Development Ready for Occupation: June 2024

We expect considerable interest in these units.
Reservations are being granted.



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Viewing, contact and further information

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Newton Scott give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Date prepared: 01/2024