

**NEWTON
SCOTT**

COMMERCIAL PROPERTY CONSULTANTS

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

NEW INDUSTRIAL UNIT TO LEASE



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

1,025 square feet / 94.22 square metres.

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 M27 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 M27.

DESCRIPTION

Approached via their own access road and situated to the rear of the long established and busy Manor Nurseries, these units which were constructed about 18 months ago, have been designed of steel portal frame, beneath an insulated and profiled steel roof, incorporating a generous number of natural daylighting panels, together with insulated profiled clad walls. The minimum eaves height is approximately 3.4 metres (11'2").

This end terrace unit has an up-and-over full height loading door, incorporating a personnel door. The unit benefits from a private toilet and three phase electrics, in addition to 5 car parking spaces allocated to this unit.

FLOOR AREAS

Unit B5: 1,025 square feet / 95.22 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. There will be an upward only rent review due at the end of the third year.
- Rates:** According to enquiries (Voa.gov.uk), the Rateable Value is £6,000. As this figure is less than £12,000, we understand that most tenants will be zero rated and therefore not be required to pay. However, prospective tenants should contact Test Valley Borough Council (01264 368000) for verification.
- Occupation:** Anticipated – Mid August 2022.
- Legal Cost:** Each party will be responsible for their own legal expenses.

VIEWING

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.

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:

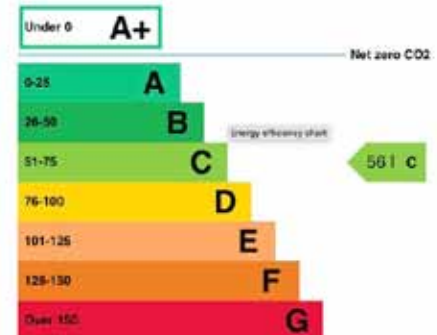
1. These particulars have been produced in good faith and are a general outline only for the guidance of prospective purchasers or lessees and do not constitute the whole or any part of an offer or contract.
2. Newton Scott Commercial Property Agents cannot guarantee the accuracy of any description, dimension, reference to condition or necessary permissions for the use and/or occupation and other details contained herein. Prospective purchasers or lessees must not rely on them as statements of fact or representations.
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).

EPC

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

**NEWTON
SCOTT**

COMMERCIAL PROPERTY AGENTS

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