

NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

35 Carlton Crescent • Southampton • Hampshire • SO15 2EW
Telephone: 023 8033 7033 • Email: info@newtonscott.com
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QUALITY MODERN UNIT ON POPULAR BUSINESS PARK WITH GOOD PARKING



D3 THE PREMIER CENTRE, ABBEY PARK INDUSTRIAL ESTATE,

ROMSEY, HAMPSHIRE SO51 9DG

1,725 square feet.

DESCRIPTION

This attractive, modern, mid-terraced building 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 office space, a storeroom / laboratory, attractive entrance lobby, a kitchenette, plus private male & female toilets at ground level.

The front elevation is partly glazed incorporating both double and single glazed personnel doors. 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, 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: £19,500.00 per annum exclusive (plus VAT) payable quarterly in advance.

Service Charges: Understood to be in the region of £1,000 pa., to include both building insurance and Management charges.

Rates: The RV will be £19,000 as of 1st April 2023, but prospective occupiers may wish to contact Test Valley Borough Council (tel: 01264 368000) to secure an indication as to whether they would benefit from Small Business Rate Relief.

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

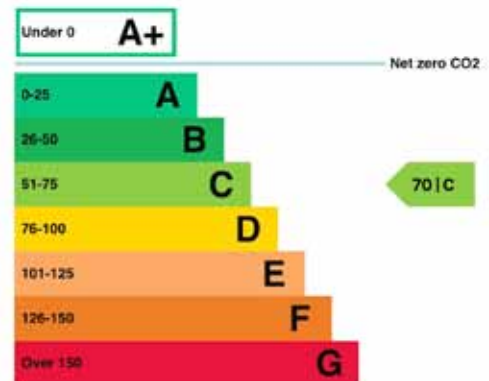
Strictly by appointment with the lessor's sole letting agents, Newton Scott, tel: 023 8033 7033.

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

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.

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.
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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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