

# NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

35 Carlton Crescent • Southampton • Hampshire • SO15 2EW  
Telephone: 023 8033 7033 • Email: [info@newtonscott.com](mailto:info@newtonscott.com)  
Web: [www.newtonscott.com](http://www.newtonscott.com)

## PROMINENT, REFURBISHED INDUSTRIAL WAREHOUSE UNITS FOR LEASE ON LONG-ESTABLISHED ESTATE



**GROVE BUSINESS PARK, BUDDS LANE**

**ROMSEY, HAMPSHIRE SO51 0AJ.**

**1,765 – 9,705 square feet approximately**

**AVAILABLE APRIL 2024**

## LOCATION

The premises are located on the long-established Budds Lane Industrial Estate, just over half a mile north of the town centre and approached via the main Stockbridge/Andover Road (A3057).

The M27 (junctions 2 and 3) is within a ten minute driving distance, thus allowing easy access to all parts of the Solent Region, Southampton Airport/Eastleigh Parkway mainline railway station (junction 5), and further afield via the M3 and national motorway network.

## DESCRIPTION

These five units are being extensively refurbished and remodelled to provide modern warehouse / industrial space together with well fitted offices at first floor (front) level.

Each unit will have access to the rear full height loading doors and personnel doors.

Facilities will include three phase electrics, full height rear loading doors, a minimum eaves height of approximately 2.8 metres/9'.

Offices will benefit from acoustic tiled ceilings incorporating fluorescent lighting, heating, carpeting, plus a kitchenette and toilet facilities at ground floor level.

There will be one car parking space for each occupier to the front main car park, plus one or possibly two to the rear. There will also be limited visitors parking to the front.

## FLOOR AREAS

**Total: 9,705 square feet / 901.62m<sup>2</sup> approximately.**

All floor areas are approximate and have been measured from plans in accordance with RICS Code of Practice on a gross internal basis.

	Ground floor	First floor	Total
<b>Unit A</b>	1,315 sq feet	450 sq feet	1,765 sq feet/ 164.44 sq metres
<b>Unit B</b>	1,560 sq feet	345 sq feet	1,905 sq feet/ 176.89 sq metres
<b>Unit C</b>	1,550 sq feet	465 sq feet	2,015 sq feet/ 187.20 sq metres
<b>Unit D</b>	1,400 sq feet	465 sq feet	1,865 sq feet/ 173.26 sq metres
<b>Unit E</b>	1,810 sq feet	345 sq feet	2,155 sq feet/ 200.20 sq metres

## TERMS

**Lease:** New leases will be granted on a full repairing and insuring basis for a term no less than three years. The tenant will be required to contribute towards the management and maintenance of the building and estate, terms on request.

## RENT

<b>Unit A</b>	£21,200 per annum exclusive payable quarterly in advance plus VAT.
<b>Unit B</b>	£22,860 per annum exclusive payable quarterly in advance plus VAT
<b>Unit C</b>	£24,200 per annum exclusive payable quarterly in advance plus VAT.
<b>Unit D</b>	£22,400 per annum exclusive payable quarterly in advance plus VAT.
<b>Unit E</b>	£25,860 per annum exclusive payable quarterly in advance plus VAT.

## OCCUPATION DATE

**Occupation Date:** Anticipated that the units will be ready for occupation during **April 2024**

## RATES

To be reassessed. We advise prospective occupiers to contact Test Valley Borough Council (tel: 01264 368000).

However, if the RV is less than £15,000, a new occupier may be able to claim Small Business Relief which could be as much as 100%.

## LEGAL COSTS

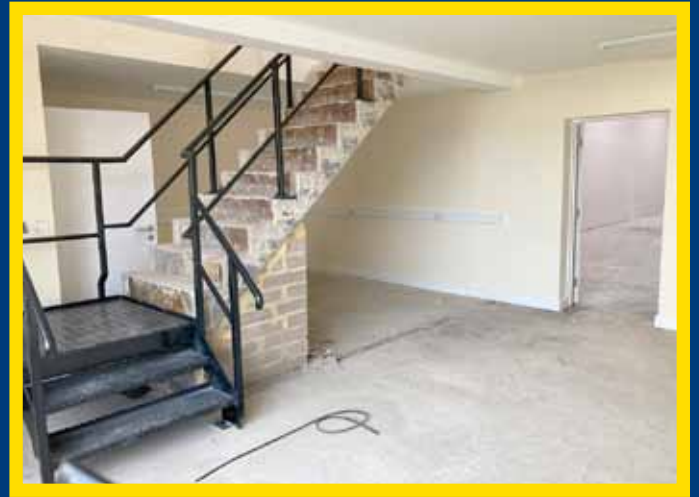
The ingoing tenant will be required to contribute towards the landlord's reasonable legal costs.

## EPC

An Energy Performance Certificate has been requested and will be provided.

## VIEWING

Strictly by appointment with the lessor's sole letting 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](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.
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.

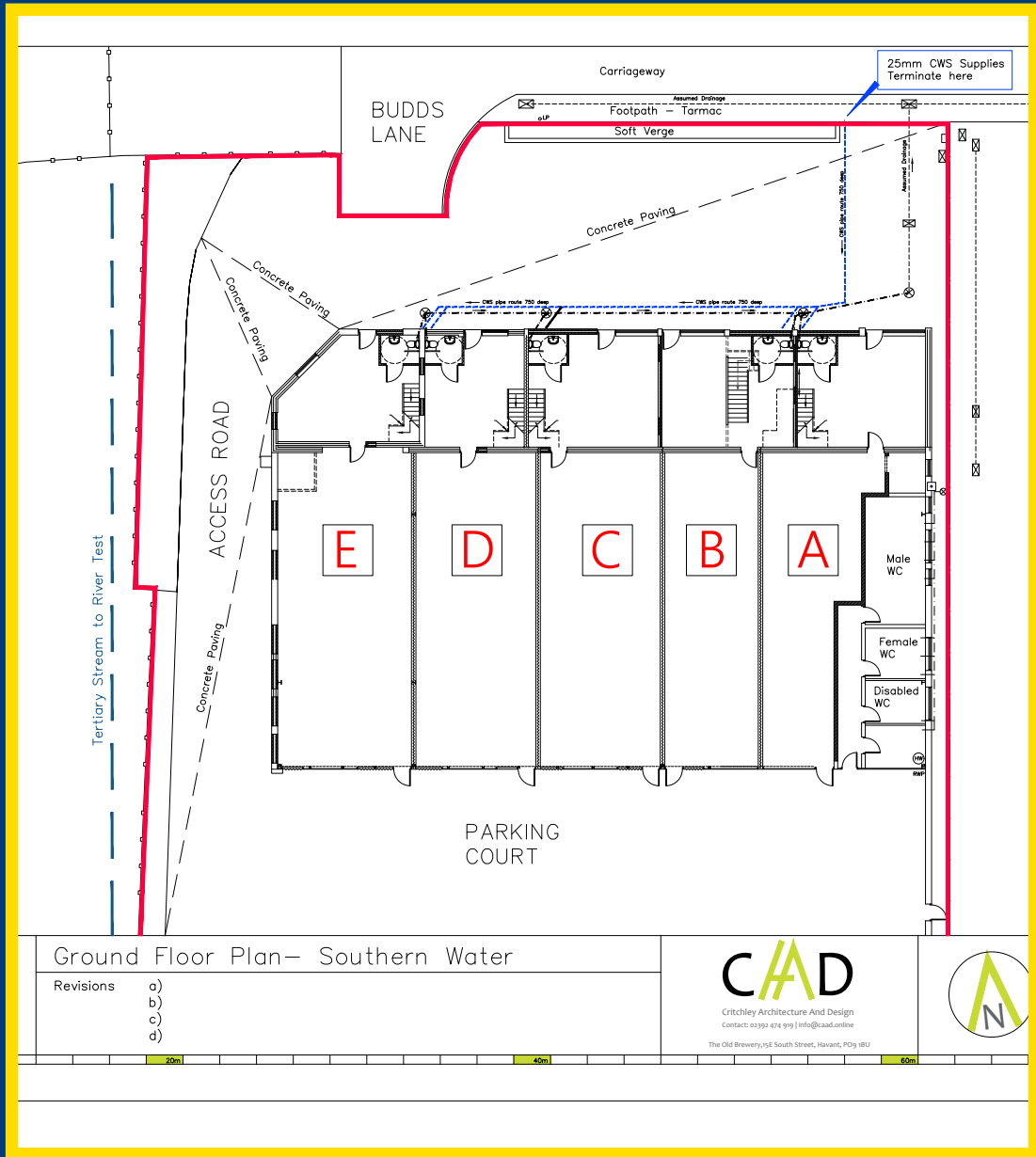
**Property Misdescriptions Act 1991:** Newton Scott Commercial Property Agents has not tested any of the service installations, including heating, lighting and any occupier must satisfy themselves as to the state and condition of such items. Any occupier must check the stated planning use with the relevant 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).



**NEWTON  
SCOTT**

COMMERCIAL PROPERTY AGENTS

35 Carlton Crescent • Southampton • Hampshire • SO15 2EW  
Telephone: 023 8033 7033 • Email: [info@newtonscott.com](mailto:info@newtonscott.com)  
Web: [www.newtonscott.com](http://www.newtonscott.com)



Ground Floor Plan— Southern Water

Revisions  
 a)  
 b)  
 c)  
 d)



Critchley Architecture And Design  
 Contact: 02392 424 979 | info@cad.online

The Old Brewery, 95 South Street, Havant, PO9 1BU



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