

NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

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



**UNITS B2 & B3 MANOR NURSERIES,
STOCKBRIDGE ROAD, TIMSBURY, ROMSEY, HAMPSHIRE SO51 0NB
1,500 – 3,000 square feet.**

LOCATION

These two recently built adjoining units are located on the well landscaped Manor Nurseries, which is situated in the heart of Timsbury, fronting the busy A3057 approximately mid way between the thriving market towns of Romsey and Stockbridge to the north.

The M27 motorway (junctions 2 and 3) is within a fifteen minutes' driving distance, thus allowing easy access to the Solent Region and further afield via the M3 and national motorway network and the Southampton Airport and Eastleigh Parkway mainline railway station.

DESCRIPTION

Both units are undergoing general refurbishment, together with the installation of a mezzanine floor. Each unit will have a generous number of natural daylighting panels, overhead fluorescent lighting, a toilet and a basic kitchenette.

The minimum eaves height is 12' / 3.69 metres. The virtually full height up-and-over loading door is 9'6" / 2.92 metres wide.

There is generous parking for both visitors and tenants allocated to each unit.

FLOOR AREAS

Unit B2: 1,500 sq. feet (139.35 sq. metres)

Unit B3: 1,500 sq. feet (139.35 sq. metres)

Total floor area: 3,000 sq. feet /278.71 sq 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 or licence will be granted for a term by agreement. The tenant will be required to contribute towards the management, maintenance and insurance of the building, terms on request.

Rent: Unit B2: £1,500 per month / £18,000 per annum exclusive payable quarterly in advance plus VAT., if applicable.

Unit B3: £1,500 per month / £18,000 per annum exclusive payable quarterly in advance plus VAT., if applicable.

Rates: To be confirmed. Potential tenants may wish to contact Test Valley Borough Council (tel: 01264 368000) to verify the current rateable values and payable figures.

Legal Costs: Each party will be responsible for their own legal costs.

ANTI MONEY LAUNDERING

Under the Anti-Money Laundering (Amendment) Act 2017 we are required to verify the identity of any proposed purchaser prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute.

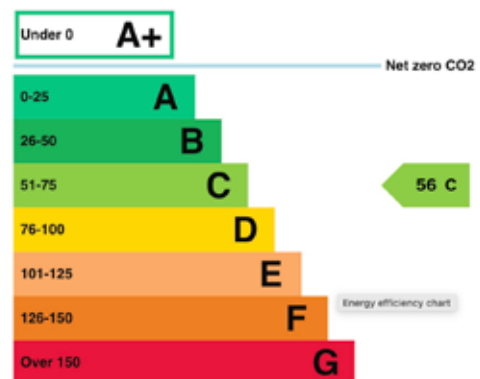
VIEWING

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

EPC

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

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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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