

# 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)

## REFURBISHED MODERN INDUSTRIAL UNIT



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

## LOCATION

This recently built unit is located on the well landscaped Manor Nurseries, which is situated on the southern outskirts of Timsbury, fronting the busy A3057, approximately mid-way between the thriving market town of Romsey and Stockbridge to the north.

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

## DESCRIPTION

The unit is undergoing full refurbishment, together with the installation of a mezzanine floor - if required.

The unit will have toilets, a kitchenette and a full height up-and-over loading door, together with a separate personnel door.

There will be 4 parking spaces allocated at the front of the unit plus overflow for visitors.

## FLOOR AREAS

1,000 or 1,500 sq. feet (with mezzanine) /  
92.90/139.35 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 will be granted for a term by agreement, no less than 3 years. The tenant will be required to contribute towards the management, maintenance and insurance of the building, terms on request.

**Rent:** £1,250 per month / £15,000 per annum, or £1,500 per month / £18,000 per annum with mezzanine floor installed, payable quarterly in advance plus VAT, if applicable.

**Rates:** We understand the Rateable Value (RV) is £10,500. If so, potential occupiers may benefit from partial or zero rates payable as the RV is less than £15,000, if these would also be the occupiers' sole business premises.

However, potential tenants may wish to contact Test Valley Borough Council (tel: 01264 368000) to verify the current RV and payable figure.

**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

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

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.
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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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With Mezzanine



Without Mezzanine



Kitchenette



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