

# 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)

## SINGLE, MID TERRACED SMALL MODERN INDUSTRIAL UNIT



**C4 MANOR NURSERIES ESTATE, STOCKBRIDGE ROAD  
TIMSBURY, Nr ROMSEY, HAMPSHIRE SO51 0NB**

**750 square feet/69.67 square metres**

## LOCATION

Located on the A3057 Stockbridge Road, situated in the heart of Timsbury, and being close to both Bunny Lane and Yokesford Hill, just two miles north of the thriving market town of Romsey.

Junction 3 of the M27 motorway is just a fifteen-minute drive time allowing swift access to the wider Solent Region and further afield via the national motorway network.

Southampton Airport and Eastleigh Parkway mainline railway station are located off Junction 5 of the M27 - approximately a 20-minute drive time. The closest railway station to the development is Romsey.

## DESCRIPTION

This compact industrial units provide an efficient combination of storage, office space and workspace benefitting from a 250 sq ft mezzanine this impressive units is ideal for anyone who requires cost-effective accommodation in an easily accessible rural location.

Approached via its own access road and situated to the rear of the long established and busy Manor Nurseries.

The unit has been designed using a 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"). Additionally, the unit will have 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 a generous level of parking for both staff and visitors.

## FLOOR AREAS

Ground floor: 500 sq. feet (46.5 sq. metres)

Mezzanine floor: 250 sq. feet (23.2 sq metres)

Total floor area: 750 sq. feet /69.7 aq metres

All floor areas are approximate and have been measured off plans 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 plus VAT payable quarterly in advance. There will be an upward only rent review due at the end of the third year.

## TERMS CONTINUED

### Alternatively:

**Price:** £195,000 per unit plus VAT for a long leasehold interest (999 years) subject to an annual peppercorn rent.

**Rates:** Yet to be assessed. It is understood that most occupiers will benefit from Rate Relief, in some cases as much as 100%. Occupiers are advised to make their own enquiries for verification purposes for Test Valley Borough Council – tel: 01264 368000 or: [Voa.org.uk](http://Voa.org.uk)

**EPC:** **Energy Performance Certificate Rating: C-56**

**Occupation:** Immediate upon completion of all legal formalities.

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

## 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.

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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](http://www.commercialleasecode.co.uk) or obtained from the Royal Institution of Chartered Surveyors, telephone number 020 7334 3806.

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