

NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

35 Carlton Crescent • Southampton • Hampshire • SO15 2EW

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MODERN WAREHOUSE UNIT ON POPULAR LONG ESTABLISHED BUSINESS PARK



**8 THE QUADRANGLE, ABBEY PARK INDUSTRIAL ESTATE,
ROMSEY, HAMPSHIRE SO51 9DL**

13,969 square feet / 1,297.75 square metres

DESCRIPTION

Originally constructed in 1989, this semi-detached unit is of steel portal frame design beneath a pitched and profiled insulated steel roof incorporating a generous level of natural daylighting panels. The elevations are of brick, together with a high level of fenestration which all helps to create a light and bright working environment.

The warehouse has a minimum eaves height is approximately 6.5 metres, and benefits from high bay lighting. There is a full height loading door (5.9 metres wide) to the side of the building adjacent to a large, dedicated loading and turning area.

34 car parking spaces are allocated to this unit.

Additionally, there is a substantial amount of racking which can remain or be removed – to suit a new occupiers' requirements.

LOCATION

The premises are situated on this ever popular and long-established industrial estate, 8 The Quadrangle is one of 11 similar two storey warehouse / office buildings surrounding an attractive small park, about midway between Romsey town centre and junction 3 of the M27 motorway.

The location is ideally placed for easy access to Bournemouth, Salisbury, Southampton and Winchester via the A31, A338 and M27/M3 motorways respectively.

Eastleigh Parkway railway station (London Waterloo about 65 minutes) and Southampton Airport, serving both national and continental flights, are both a short driving distance from junction 5 of the M27 motorway.

FLOOR AREAS

The approximate floor areas are as follows:

First floor offices: 1,882 square feet

Ground floor

Warehouse & Offices: 12,087 square feet

**Total: 13,969 square feet/
1,297.75 square metres.**

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

ANTI MONEY LAUNDERING

To comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Newton Scott are required to identify all purchasers and tenants.

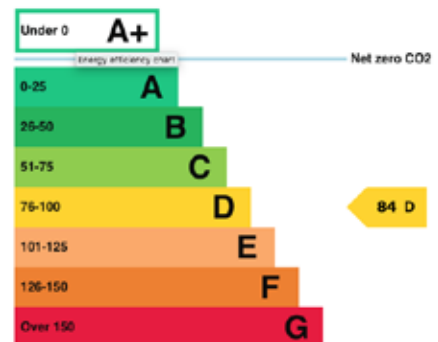
VIEWING

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

EPC

Energy rating and score

This property's energy rating is D.



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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TERMS

- Lease:** An assignment of an existing lease expiring 24th March 2030.
- Alternatively:** The superior landlords may consider offering a new lease for a term of five or more years, subject to the usual status enquiries.
- Rent:** £157,151.25 per annum exclusive, plus VAT., payable quarterly in advance.
- Service Charge:** £8,921 per annum, plus VAT, payable quarterly (£2,230.32), currently.
- Rateable Value:** The Rateable Value of both Units 8 and 9 is £144,000 (for some 23,485 square feet). Any prospective occupier will need to approach Test Valley Borough Council to arrange for a separate assessment.
- Legal costs:** Each party will bear their own legal expenses in drawing up and completing the lease.
- Occupation:** By agreement - upon completion of all legal formalities.

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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