

NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

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

SMALL FUNCTIONAL INDUSTRIAL UNIT FOR LEASE



**7A MANOR NURSERY ESTATE,
STOCKBRIDGE ROAD, TIMSBURY,
ROMSEY, SO51 0NB.**

700 square feet / 65.03 square metres.

LOCATION

Manor Nursery Estate is located off the A3057 Stockbridge Road, in Timsbury, and being close to both Bunny Lane and Yokesford Hill, the premises are about two miles north of the thriving market town of Romsey.

Junctions 2 and 3 of the M27 motorway are a fifteen-minute drive time allowing swift access to the wider Solent Region and further afield via the M.3 and 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 is Romsey.

DESCRIPTION

This end-terrace warehouse unit is located to the rear of this thriving industrial estate, adjoining a general parking area for both occupiers and visitors alike.

The unit is accessed via triple timber folding doors which provide access to the main warehouse unit. The amenities include a clear eaves' height of 8'3" / 2.54 metres, fluorescent lighting, concrete screeded flooring and a newly installed small office and toilet.

There is good on-site parking.

FLOOR AREAS

Total floor area: 700 square feet / 65.03 square metres.

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

TERMS

Lease: A new lease will be offered for a term by agreement, ideally for three or more years.

Rent: £10,250 per year (£855 per month) payable quarterly in advance, plus VAT. There will be an upward only rent review due at the end of each third year.

Tenants will be required to contribute towards the maintenance and insurance of the building, expected to be less than £500 pa.

Rates: To be assessed. It is understood that most occupiers will benefit from Rate Relief, in some cases as much as 100%. Occupiers are therefore advised to make their own enquiries for verification purposes of Test Valley Borough Council, tel: 01264 368000. Or: Voa.org.uk

Occupation: Immediate upon completion of all legal formalities, possibly sooner by agreement.

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 or tenant 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 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.commercialleasescode.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).

EPC

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

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