

NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

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Telephone: 023 8033 7033 • Email: info@newtonscott.com
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2 SMALL MODERN INDUSTRIAL UNITS CLOSE TO ROMSEY



C1 and C5 MANOR NURSERY ESTATE
Stockbridge Road, Timsbury, Nr
Romsey, Hampshire SO51 0NB

750 – 1,500 square feet / 69.68 – 139.35 square metres.

DESCRIPTION

Two individual terraced units, one end-terraced the other mid, comprising two modern (built 2024) compact industrial units both providing an efficient combination of storage, workspace and office space. Each unit benefits from a 250 sq ft mezzanine benefitting from windows to the rear creating a light and bright environment.

The units have been designed of 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, each unit will have an up-and-over full height loading door, incorporating a personnel door. Both units benefit from a private toilet and three phase electrics, in addition to a generous level of parking for both staff and visitors.

LOCATION

Located off the A3057 Stockbridge Road, situated in the heart of Timsbury, 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, whilst being close to Romsey, Andover, Salisbury, Winchester and Southampton.

Southampton Airport for national and continental destinations and Eastleigh Parkway mainline railway station are both located off Junction 5 of the M27 - approximately a 20 minute drive time - allowing London Waterloo to be reached within 65 minutes. The closest railway station is Romsey.

FLOOR AREAS - FOR EACH UNIT

Ground floor: 500 square feet (46.5 square metres),

Mezzanine floor: 250 square feet (23.2 square metres),

Total floor area: 750 square feet (69.68 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

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 lessor's sole letting agents, Newton Scott, tel: 023 8033 7033.

TERMS

Lease: A new lease will be offered for a term of three or six years on a full repairing and insuring basis.

Rent: Unit C1: £13,200 per annum exclusive payable quarterly in advance. There will be an upward only rent review due at the end of the third year.

Unit C5: £13,200 per annum exclusive payable quarterly in advance. There will be an upward only rent review due at the end of the third year.

Rates: Yet to be assessed. However, 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 of Test Valley Borough Council – tel: 01264 368000. Or: Voa.org.uk

Occupation: Anticipated – June 2026 but confirmation to follow.

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

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.

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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3. The reference to any plant, machinery, equipment, services fixtures or fittings at the property shall not constitute a representation, unless otherwise stated, as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the accuracy, correctness and fitness of such items for their requirements by inspection or otherwise.
4. No person in the employment of Newton Scott Commercial Property Agents has any authority to make or give any representation or warranty whatever in relation to this property. Newton Scott Limited are not to be liable, in negligence or otherwise, for loss arising from the use of these particulars.

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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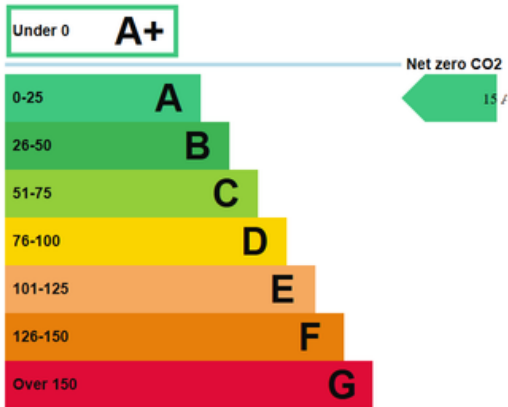
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EPC

Unit C1

Energy rating and score

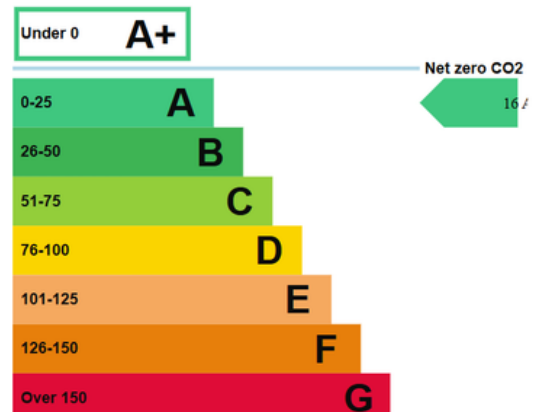
This property's energy rating is A.



Unit C5

Energy rating and score

This property's energy rating is A.



C1 MANOR NURSERY ESTATE



C5 MANOR NURSERY ESTATE



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