

NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

35 Carlton Crescent • Southampton • Hampshire • SO15 2EW
Telephone: 023 8033 7033 • Email: info@newtonscott.com
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INDUSTRIAL / WAREHOUSE UNIT TO BE REFURBISHED



**THE BARN, MANOR NURSERIES ESTATE,
STOCKBRIDGE ROAD, TIMSBURY, ROMSEY,
HAMPSHIRE SO51 0NB.**

Units of 950, 990 and 1,980 square feet.

LOCATION

Located on the A3057 Stockbridge Road, situated on the southern outskirts of Timsbury, and being close to both Bunny Lane, 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 substantial detached industrial / warehouse unit is of steel portal frame design having an insulated steel roof incorporating several daylighting panels, beneath which the walls are of profiled steel cladding. There will be concertina loading doors to both ends of the unit.

The accommodation offers potential tenants good clear refurbished space all under a minimum eaves' height of 11/9" / 3.61 metres.

Units B and C will also benefit from a mezzanine floor of approximately 250 square feet, and all three units will have high bay lighting, three phase electrics, individual loading and personnel doors, a small kitchenette and toilets, new sealed / painted floor, plus a good level of on-site car parking for both staff and visitors.

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 A: £15,000 per annum exclusive,
Unit B: £12,000 per annum exclusive,
Unit C: £12,000 per annum exclusive,

All rents will be payable quarterly in advance. VAT is not applicable. There will be rent reviews due at the end of each third year.

Deposit: The equivalent of three months rent, to be paid prior to occupation.

Rates: TBC

Occupation: Anticipated – October 2026.

Legal Cost: 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

For further information or an appointment to inspect, please contact the lessor's Sole Agents, James Scott of Newton Scott Commercial Property Agents Ltd., tel: 023 8033 7033.

FLOOR AREAS

Unit A:

No mezzanine.

Ground floor: 950 square feet,

Total: 950 square feet or 88.26 sqm

Unit B:

Mezzanine: 250 square feet,

Ground floor: 740 square feet,

Total 990 square feet or 91.97 sqm

Unit C:

Mezzanine: 250 square feet,

Ground floor: 740 square feet,

Total 990 square feet or 91.97 sqm

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

EPC

To 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 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 it 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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