TO LET

LIGHT INDUSTRIAL/WAREHOUSE PREMISES

3,589 SQ FT // 333.25 SQ M



HAMPSHIRE COMMERCIAL

goadsby

UNIT 6 BELBINS BUSINESS PARK

CUPERNHAM LANE, ROMSEY, HAMPSHIRE SO51 7FJ

SUMMARY >

Location Map | Streetview

- 3,589 SQ FT
- CLASS E UNIT
- GROUND FLOOR WAREHOUSE AND OFFICE
- FIRST FLOOR OFFICE AND MEZZANINE
- 1 LOADING DOOR - 4.4M (H) X 3.8M (W)
- 10 PARKING SPACES

QUOTING RENT: £37,500 PER ANNUM EXCL.



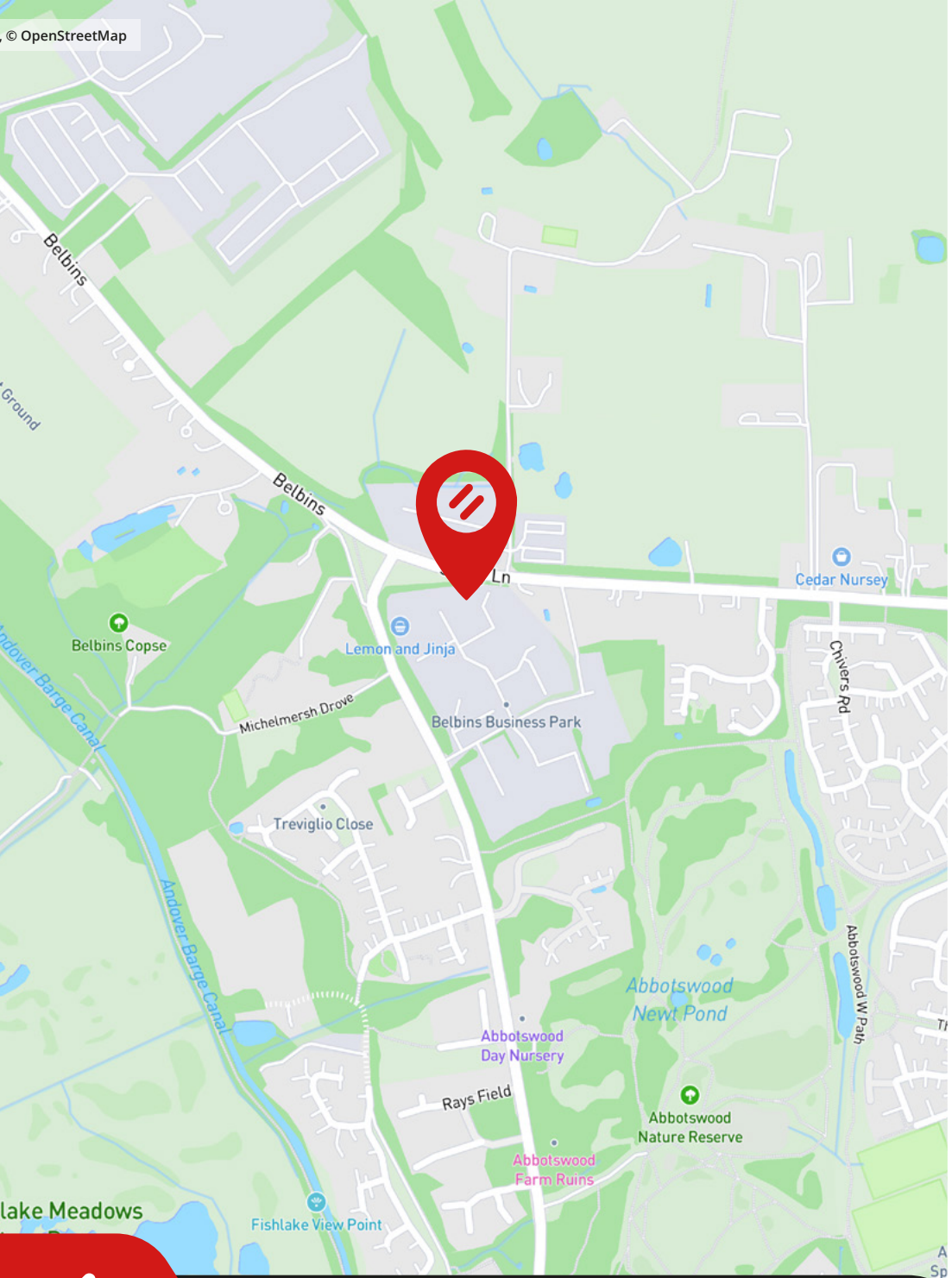
Loading Door

10
Parking Spaces

B - 45
EPC Rating

Excellent
Transport Links

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CUPERNHAM LANE, ROMSEY, HAMPSHIRE SO51 7FJ







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Location

- Belbins Business Park is conveniently located at the junction of Cupernham Lane and Sandy Lane, approximately 1 mile to the north of Romsey Town Centre
- The A27/ A3057 provide access to the major arterial routes of the A303 to the north and the M27 to the south linking with the wider national motorway network.
- Romsey train station offers direct services to Salisbury and Southampton linking to the national rail network

Description

The unit is constructed to modern standards and is detached. The premises has the following specification:-

- Steel portal frame construction
- Brick outer and block work inner wall elevations
- Insulated steel clad pitched roof incorporating daylight panels
- G/F reception and WC
- First floor office
- Mezzanine
- Up and over loading door
- 3 phase electricity, gas, water and drainage
- Air conditioned offices

Accommodation

The Unit extends to the follow areas:

Ground Floor Reception, Store & WC	668 sq ft	62 sq m
Ground Floor Warehouse	1,421 sq ft	132 sq m
First Floor Office	668 sq ft	62 sq m
Mezzanine	832 sq ft	77.25 sq m
Total	**3,589 sq ft**	**333.25 sq m**

Rent

£37,500 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

Lease

New FRI Lease for a term to be agreed.

Service Charge

A service charge will be payable for the upkeep and maintenance of the common parts which the building forms part of. Further details are available through the agent.

Rateable Value

£19,500 (from 1st April 2026)

Rates payable at 43.2p in the £ (year commencing 1st April 2026).

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.

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Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available **HERE**.

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

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