










Unit 12 Belbins Business Park, Cupernham Lane
Romsey SO51 7JF

TO LET | 132.7 sq. m. (1,428 sq. ft.)



HELLIER
LANGSTON

Summary

-  132.7 sq. m. (1,428 sq. ft.)
-  Electric roller shutter door
-  7 allocated parking spaces
-  New lease
-  EPC rating of B
-  Easy accessible from M27 junctions 2 & 3
-  Including ground floor office/entrance area 25.13 sq.m (270 sq.ft)

Description

The property comprises a semi-detached modern industrial / warehouse unit forming part of an infill development of 6 units across two terraces constructed in 2012.

The property benefits from an electric roller shutter door measuring 3.00m x 4.00m, underside haunch height of 5.34m and underside of ridge height of 6.95m and first floor level windows across front side and rear elevations providing scope for mezzanine store/office installation.

The property is accessed via a front pedestrian door leading to an office / entrance area of approximately 25.13 sq. m. (270 sq. ft.). The office is of timber frame construction with plasterboard and painted walls with suspended ceiling incorporating LED lighting.

The unit has 7 x allocated parking spaces.

Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to GIA as follows:

Unit		Sq. m	Sq. ft
TOTAL		132.7	1,428

Rent

£20,000 per annum exclusive of rates, VAT & all other outgoings.

Tenure

Available by way of a new full repairing and insuring lease.



Rateable Value

The premises are assessed as Workshop and Premises with a 2023 Rateable Value of £15,250.

Source: www.tax.service.gov.uk/business-rates-find/search

EPC Rating

Rating: B50.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax.

Code of Leasing Business Premises

In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

AML

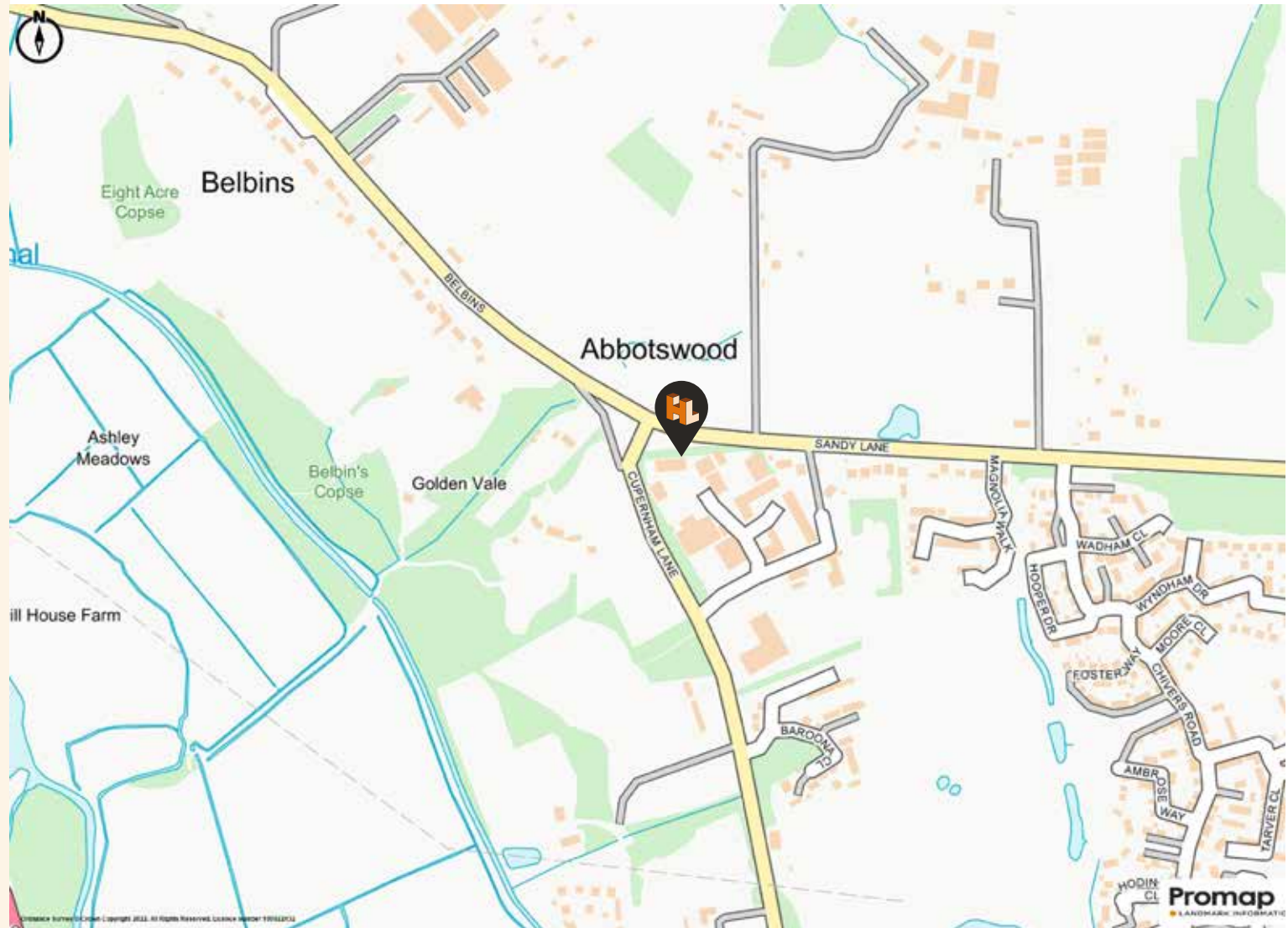
In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

Location

Belbins Business Park is a successful modern development of industrial and business units located close to the junction of Cupernham Lane and Sandy Lane on the edge of Romsey. Romsey is situated approximately 3 miles North of the M27 and easily accessible from both junctions 2 and 3.

Viewing

Strictly by appointment with the sole agents Hellier Langston.



Schedule an appointment

www.hlp.co.uk

T: 01329 220 111

E: fareham@hlp.co.uk

Contact our agency team

Patrick Mattison

T: 07926 581 464

E: patrick@hlp.co.uk



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