Unit 3 Belbins Business Park

Cupernham Lane, Romsey, Hampshire
SO51 7JF

TO LET
5,145 sq. ft (478.01 sq. m)

HELLIER LANGSTON

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Commercial Business Unit

Description

The property comprises a modern industrial/warehouse unit of steel portal frame construction with part brick part profile clad elevations beneath a pitched roof. The unit benefits from a prominent position within the established Belbins Business Park, one of Romsey's premier business locations.

The accommodation provides predominantly open-plan workshop / warehouse space with ancillary ground floor air-conditioned offices, staff facilities and mezzanine workshop / warehouse space, part of which has been fitted with a private office and small store. There is a suspended gas blower heater and air conditioning units to the workshop/warehouse.

Loading is via a full-height roller shutter door, served by a generous forecourt area suitable for loading/unloading. To the rear of the property are 8 x allocated parking spaces.

Rent

Asking rent £42,000 pa exclusive of rates, VAT & all other outgoings.

Tenure

Available on a new full repairing and insuring lease for a term to be agreed

Rateable Value

Workshop and Premises £43,000.

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

EPC

Rating - C63.

VAT

It is understood the property is VAT elected.

Accommodation

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

Floor	Sq. m	Sq. ft
Ground Floor	256.11	2,757
Mezzanine	221.90	2,388
Total GIA	**478.01**	**5,145**

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.

Belbins Business Park, Romsey

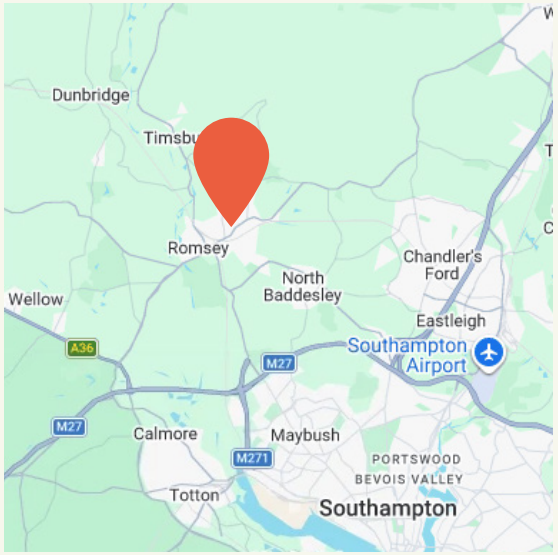
Location

Belbins Business Park occupies an established commercial location on Cupernham Lane, close to its junction with Sandy Lane on the northern edge of Romsey.

Romsey town centre is approximately 1–2 miles to the south, while the A27 and A3057 provide connections to the A303 and the M27.

Junctions 2 and 3 of the M27 are readily accessible, linking the property with Southampton, the Port of Southampton and the wider regional motorway network.

Romsey railway station also provides direct services to Southampton and Salisbury.



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RICS
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Get in touch

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Strictly by appointment with sole agents Hellier Langston.