



## Unit 6 The Quadrangle

ABBEY PARK INDUSTRIAL ESTATE, ROMSEY, SO51 9DL



**TO LET**

Industrial/Warehouse Semi-Detached

3 Miles from Junction 3, M27

13,493 sq ft (1,253.54 sq m) including Mezzanine

To Be Fully  
Refurbished



## Description

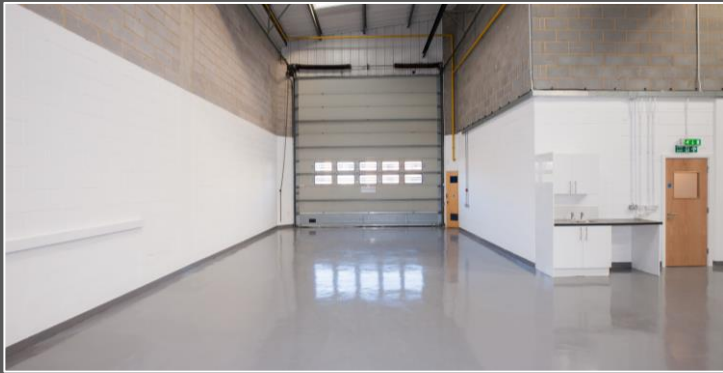
The Quadrangle is a well managed, modern development of 11 units situated on the popular and well established Abbey Park Industrial Estate. The property is a semi-detached unit of concrete portal frame construction with steel truss roof and brick/block and profile clad elevations. The height to the underside of the roof truss is 6.5m. The ground floor area consists mainly of a clear span warehouse/industrial area accessed via a large electric up and over loading door 7.45m (w) x 5.64m (h). Office accommodation and WC facilities are provided on both ground and first floor. The property is to be extensively refurbished.

## Specification

- 6.5m to underside haunch
- Minimum 7.17m eaves rising to 9.46m at the highest point
- LED warehouse lighting
- Electric up and over loading door – 7.45m (w) x 5.64m (h)
- Approx 26m yard depth
- Bricked paved loading apron
- 28 car parking spaces
- EPC Rating – D83



Floor Area	Sq Ft	Sq M
Ground Floor Warehouse, Reception & Ancillary	10,194	947.05
First Floor Offices	1,182	109.81
Office Mezzanine Floor	2,117	196.68
Total Floor Area (GIA)	13,493	1,253.54



*Indicative Images – Refurbishment of Unit 2 The Quadrangle*





Location

Abbey Park Industrial Estate is located to the south east of Romsey, accessed via the A27 and approximately 3 miles from J3 of the M27. Romsey mainline railway station is approximately 2.2 miles to the west and provides services to Southampton and Bristol.

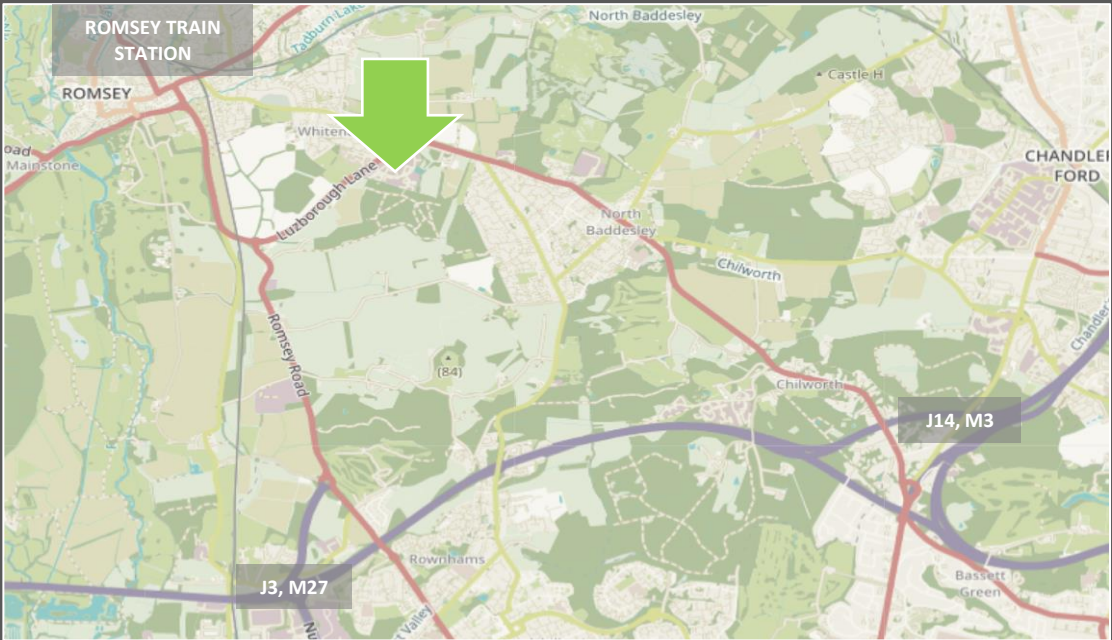
Terms

The property is available on a new lease for a term to be agreed at an initial rent of £11.00 psf pa exclusive of all other outgoings.

Business Rates

Rateable Value - £59,000. All enquiries to Test Valley Borough Council [Find a business rates valuation](#) - GOV.UK ([www.gov.uk](http://www.gov.uk))

Destinations	Miles
Junction 3, M27	3.2
Junction 14, M3	7.2
Romsey Railway Station	1.9
Southampton International Airport	8.7
Southampton	7.1
Winchester	12.3



Unit 6 The Quadrangle, Abbey Park Industrial Estate, Romsey

SAT NAV: SO51 9DL

VIEWING AND FURTHER INFORMATION

*Viewing strictly by prior appointment*

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