

TO LET

LIGHT INDUSTRIAL/WAREHOUSE PREMISES

5,062 SQ FT // 470.27 SQ M



HAMPSHIRE COMMERCIAL

goadsby

UNIT 8 WESTLINK, BELBINS BUSINESS PARK
CUPERNHAM LANE, ROMSEY, HAMPSHIRE SO51 7AA

SUMMARY >

- 5,062 SQ FT CLASS E UNIT
- GROUND FLOOR WAREHOUSE AND OFFICE
- FIRST FLOOR OFFICE AND MEZZANINE
- 10 PARKING SPACES
- HIGH SPEC MUHR IN OFFICES

QUOTING RENT: £45,000 PER ANNUM EXCL.



10
Parking Spaces



D - 94
EPC Rating



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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 the end unit in a terrace of 4. 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 meeting room and kitchen
- 2 first floor offices
- Lab and clean room Up and over loading door
- 3 phase electricity, gas, water and drainage
- Air conditioned offices

Accommodation

The unit has ground and first floor offices with a warehouse extending to 1,746 sq ft on the ground floor. The property also benefits from a substantial mezzanine in the warehouses to create additional floor space and the total areas are as follows:

	Sq M	Sq Ft
Ground Floor Office	83.45	899
Ground Floor Warehouse	162.29	1,746
First Floor Office	83.78	901
First Floor Mezzanine	140.76	1,515
Total Net Internal Area approx.	470.27	5,062

Terms

New FRI Lease for term to be agreed.

Rent

£45,000 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

Service Charge

Estate premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts within the estate. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

Rateable Value

According to the Valuation Office Agency website, the premises are assessed for rating purposes as follows:

Rateable Value: **£38,000** (from 1st April 2023)

Rates payable at 49.9p in the £ (year commencing 1st April 2025)

Transitional arrangements may apply.

For verification purposes and phasing/transitional relief (if appropriate) interested parties are advised to make their own enquiries on www.voa.gov.uk.

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 need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

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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