



Unit 8 Greatbridge Business Park, Budds Lane, Romsey SO51 0HA

FOR SALE Workshop With Mezzanine

**3,086 Sq Ft
(287 Sq M)**

Unit 8 Greatbridge Business Park, Budds Lane, Romsey SO51 0HA

DESCRIPTION

The property comprises a mid-terrace unit with pitched Asbestos roof of blockwork construction with profile sheet cladding and lower and upper glazes elevations.

Internally, the ground floor has warehouse space with an office/reception. Additional first floor offices and mezzanine storage is provided. Access is provide by way of a loading and separate personnel door.

- ✓ Loading Door
- ✓ 3 Phase Electrics
- ✓ First Floor Offices
- ✓ WC Facilities
- ✓ Minimum Eaves Height (4.95m)
- ✓ Established Industrial Estate

LOCATION

The unit is situated mid terrace, opposite Elliotts Builders Merchants, accessed off Budds Lane via the low height railway Bridge (3.9m), which in turn is accessed via A3057 Greatbridge Road.

The estate is to the north of Romsey Town Centre and has good access to the M27 to the South via junction 3.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor Workshop	2,262	210
First Floor Offices	333	31
First Floor Mezzanine	492	46
Total	3,086	287

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

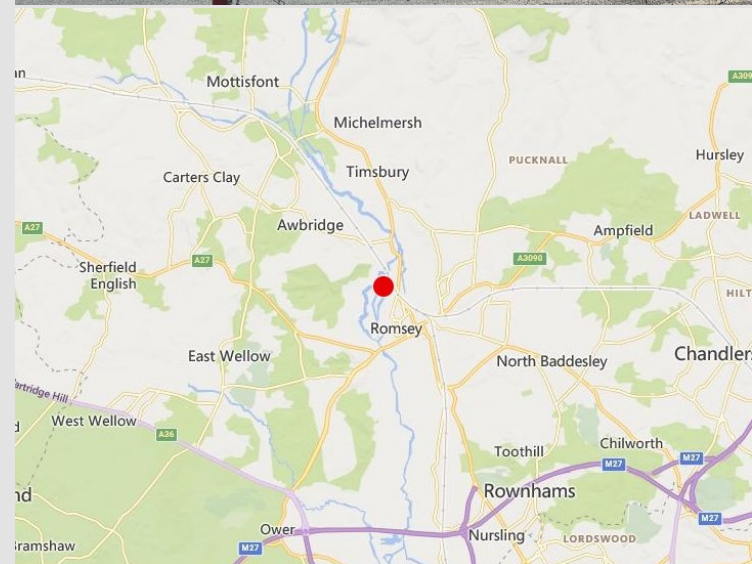
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The freehold is available with vacant possession at a price of £340,000 exclusive of VAT.

EPC

The Energy Performance Asset Rating is D(76).



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Regulated by RICS 25-May-2023

VIEWING & FURTHER INFORMATION

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