



Unit 1, Budds Lane, Romsey SO51 0HA

TO LET

**END TERRACE WAREHOUSE WITH
SECURE YARD**

**4,775 Sq Ft
(444 Sq M)**

DESCRIPTION

The property comprises an end of terrace warehouse of blockwork and profile cladding construction, beneath a pitched asbestos roof.

Internally, the property offers warehouse and office accommodation with WC's and kitchenette.

Externally the warehouse yard is secured by a palisade fence.

- ✓ Minimum eaves height 6.12m
- ✓ Sodium lighting to warehouse
- ✓ Secure yard
- ✓ Concertina loading door 3.98m (w) x 5.10m (h)
- ✓ Carpets and strip lighting to offices
- ✓ Mezzanine of 1.221 sq ft, can be removed if required



LOCATION

The unit is approached from Budds Lane which is accessed off the A3057 Greatbridge Road. This is to the north of Romsey town centre with good access to the M27 at Junction 3 (about 3 miles) or Junction 2 (about 4 miles).

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Total	4,775	444

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 unit is available on a new full repairing and insuring lease for a term to be agreed at an annual rent of £35,000.

EPC

The Energy Performance Asset Rating is C75.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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