



WINCHESTER HILL BUSINESS PARK

Winchester Hill, Romsey, Hampshire SO51 7UT

FOR SALE / TO LET | From 1,528 sq.ft to 2,896 sq.ft



HELLIER
LANGSTON

Description

The 9 available new build units are located in a prime position just outside the centre of Romsey close to local amenities.

Accessed via the A3090, the units sit in close proximity to Romsey train station as well as providing excellent motorway access. Junction 3 of the M27 is just 7 minutes away and Junction 12 of the M3 is just a 12 minute drive.

Winchester Hill Business Park is a newly designed and built light industrial development offering various sized units with flexible use ground floor industrial space as well as first floor office accommodation to suit a wide variety of business uses.

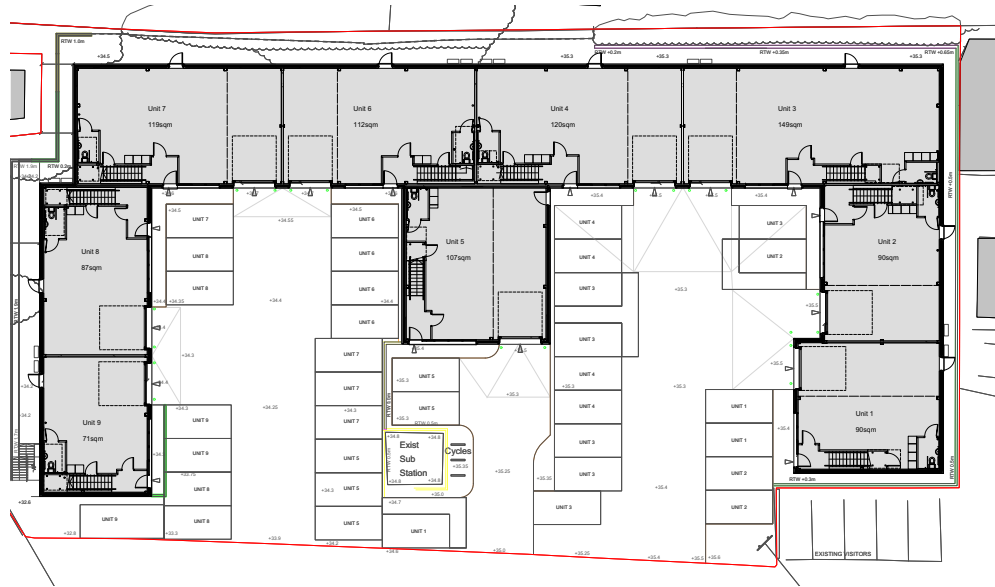
Each unit has been fitted with useful brew up areas and WC's over 2 floors, carpets and neutral décor throughout. There is gloss grey kitchen units, concrete effect worktop, stainless steel 1 bowl sink & tap in brew up areas, grey oak foil doors with dual finish ironmongery to first floor office, skirting trunking to first floor & white electric face plates and white sanitary wear with chrome brassware and splashbacks, air-conditioning with panel heaters to WCs, fire alarm, suspended ceilings to ground floor, exposed to first floor and carpet tiles to first floor office with vinyl to WCs.

Summary

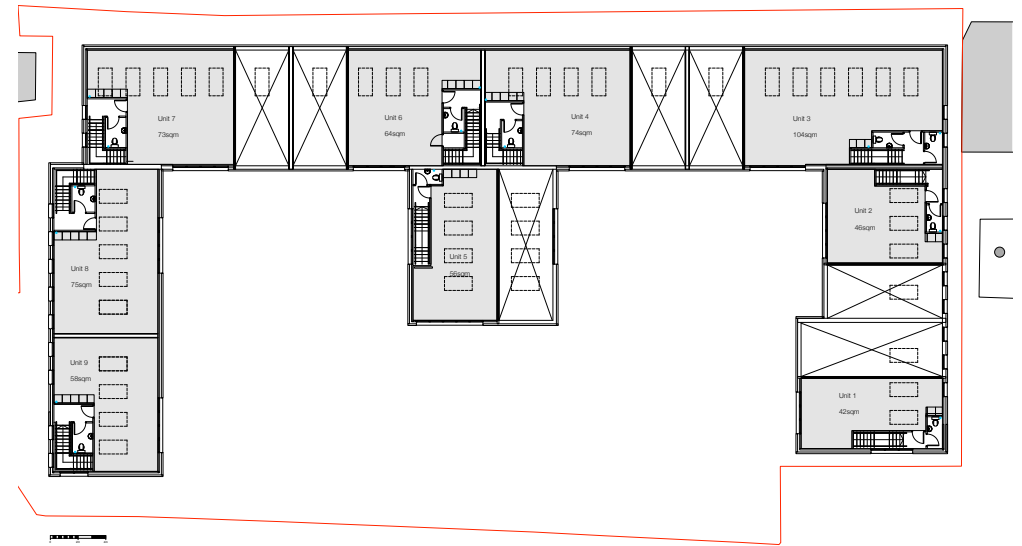
-  Allocated parking
-  LED lighting throughout inc. High Bay
-  EPC A ratings
-  Power floated insulated concrete floor
-  Solar PV panels
-  Ground floor industrial
-  First floor offices
-  Powered roller door
-  BT Openreach Fibre broadband line to each unit
-  3 phase power
-  Air-conditioning to both floors



Floor Plans

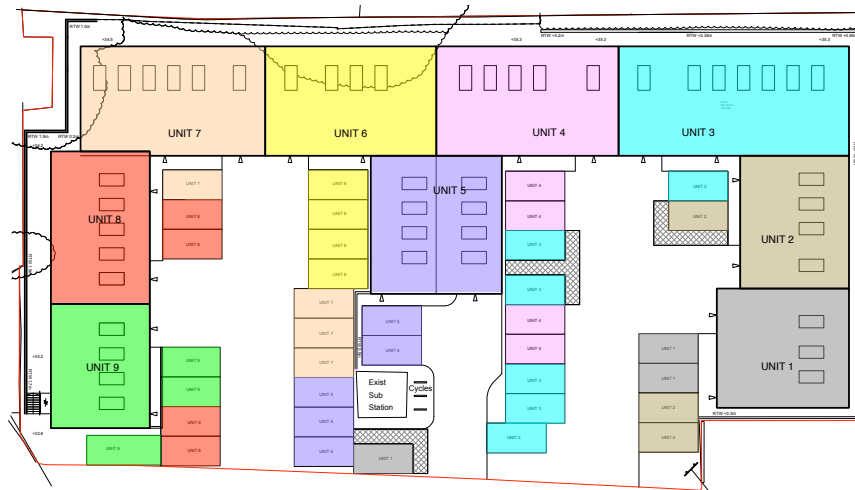


Ground Floor



First Floor

Parking Plan





"The development provides an excellent opportunity for prospective owner occupiers wishing to own their own asset, as well as those looking to lease with terms available which will help towards relocation or expansion costs."

The construction of the estate, which provides high grade industrial and office accommodation close to an affluent town centre and to major motorway junctions, has helped to fill the void created by a lack of development in the area for many years. Due to updated building regulations, this ensures excellent environmental credentials with A rated EPCs, in part due to the inclusion of roof mounted solar PV panels."

Patrick Mattison
Office, Industrial, Investment & Development Agency

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Accommodation, Prices & Rents

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

No.	Floor	Sq. Ft.	Sq. M.	Asking Rents (per annum)	Parking	Asking Price
Unit 1	Ground	969	90.02	Year 1 - £15,290 Year 2 - £19,112.50 Year 3 - £22,935	3	£382,250
	First	560	52.03			
	Total	1,529	142.05			
Unit 3	Ground	1,604	149.02	Year 1 - £29,000 Year 2 - £36,250 Year 3 - £43,500	6	£725,000
	First	1,292	120.03			
	Total	2,896	269.05			
Unit 5	Ground	1,152	107.02	Year 1 - £18,733 Year 2 - £23,416 Year 3 - £28,100	5	£468,300
	First	721	66.99			
	Total	1,873	174.01			
Unit 6	Ground	1,206	112.04	Year 1 - £21,000 Year 2 - £26,250 Year 3 - £31,500	4	£520,000
	First	872	81.01			
	Total	2,078	193.95			
Unit 7	Ground	1,281	119.01	Year 1 - £22,400 Year 2 - £28,000 Year 3 - £33,600	4	£560,000
	First	958	89.00			
	Total	2,239	208.01			

Prices & rents are exclusive of VAT at the prevailing rate. Rents are exclusive of rates, & all other outgoings.

Tenure

The premises are available freehold, or leasehold by way of new Full Repairing & Insuring lease for a term to be agreed.

EPC Rating

Rating - A

Planning

Detailed planning permission has been granted for the units with the Use Classes permitted widened to permit (3.1 Class E(c)(i, ii, iii) (financial and professional services), Class E(e) (Provision of medical or health services), Class E(g)(i, ii or iii) (offices, research and development or light industrial) or Class B8 (storage and distribution) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended).

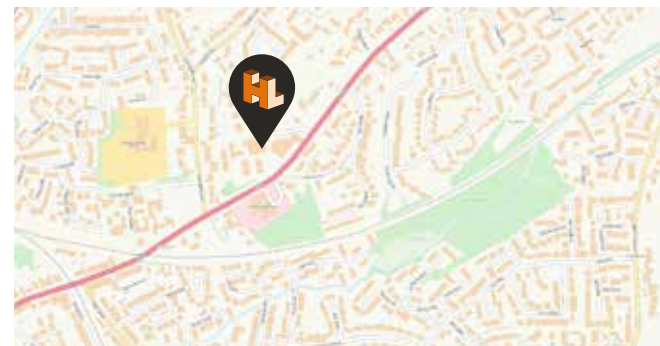
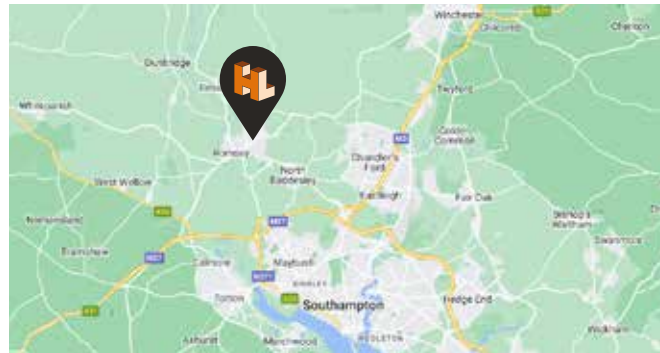
All interested parties are advised to make their own enquiries to the Local Planning Authority for confirmation.

Location

Winchester Hill Business Park is located on the north side of Winchester Hill within the town of Romsey. The site is adjacent Snows Peugeot Garage, The Co-operative food store and Texaco filling station.

The site has excellent road communications with M27 Junction 3 within 5.9 miles and M3 Junction 10 & 12 within 8 miles.

Romsey town centre and train station are 0.9 miles to the west.



Rateable Value

The units are assessed individually by the VOA as Workshop & Premises with the following ratings:-

Unit 1 - £19,000
Unit 3 - £36,500
Unit 5 - £23,250
Unit 6 - £26,000
Unit 7 - £28,000

The 2024/2025 standard rate multiplier to determine rates payable is 0.546 pence and small business multiplier 0.499 pence.

Estate Charge

An Estate Charge is levied with amount being payable £0.34 per sq.ft per annum subject to annual revision.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves. The units are elected for VAT.

Viewing

Strictly by appointment with the joint sole agents Hellier Langston and Keygrove.

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.

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.

Schedule an appointment

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