



Abbey House

ABBHEY PARK INDUSTRIAL ESTATE, PREMIER WAY, ROMSEY, SO51 9AQ



FOR SALE / TO LET

Self-Contained Office

Good Parking Ratio

Close to M27

4880 sq ft (453.4 sq m)

Description

Abbey House is a two storey office building with good on site parking and additional on street parking. The office premises are located within the Abbey Park business district. The offices are arranged as a combination of open plan and private office space, there is a generous, modern staff break out space/ kitchen on the ground floor and further tea making point on the first floor.

The offices benefit from gas central heating, air conditioning, perimeter trunking, double glazed windows, mostly LED lighting and a door entry system. There are 20 dedicated car parking spaces and 6 EV charging points. There is a ground floor shower room.

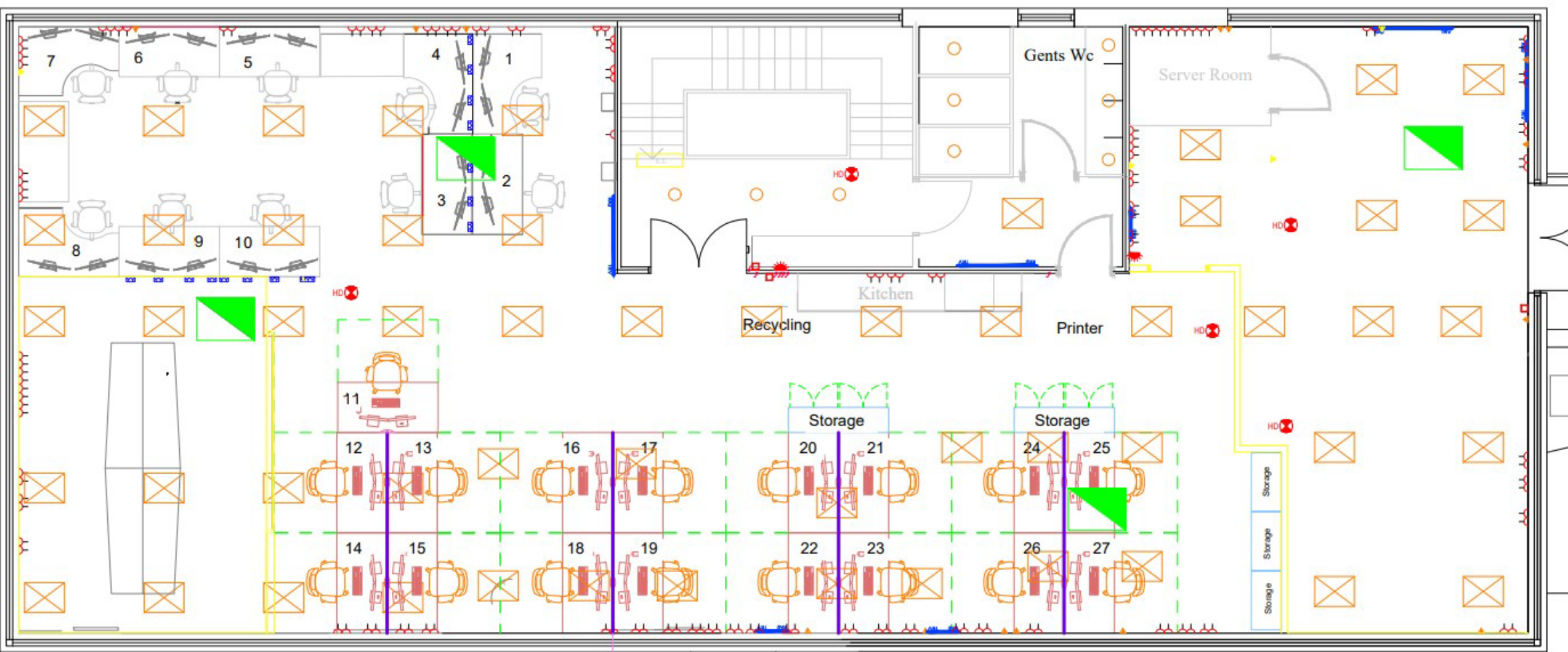
Specification

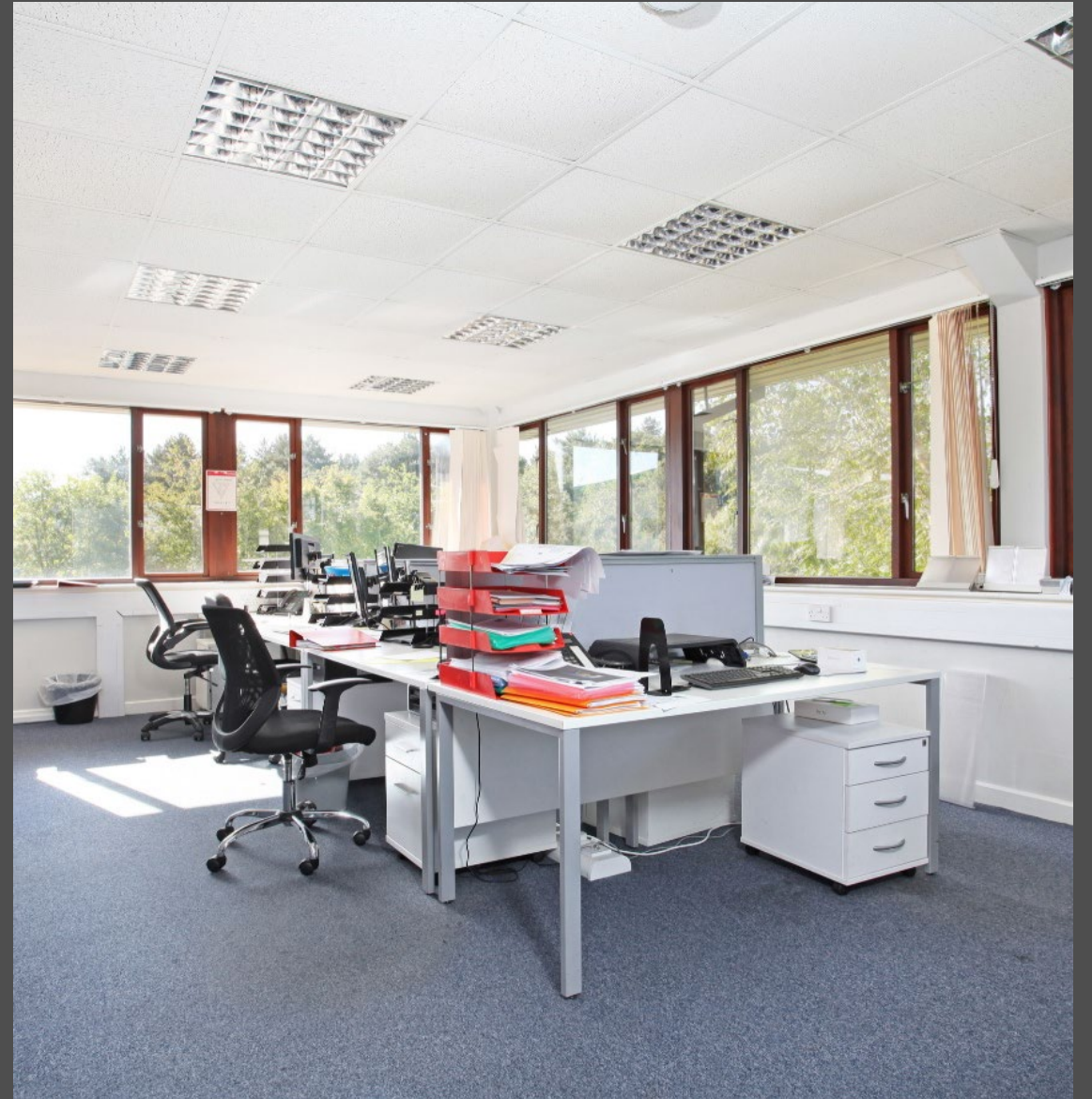
- Modern Open Plan Offices
- Self Contained
- Air Conditioned
- High Speed Broadband
- Kitchen Facilities
- Allocated Parking
- EPC Rating – TBC
- Business Rates – The building is split in to multiple rating assessments (Occupiers should make their own enquiries with the Valuation Office at Test Valley Borough Council)



Floor Area	Sq Ft	Sq M
Ground Floor	1,772	164.6
First Floor	2,091	194.3
Common Areas	1,017	94.5
Total Floor Area GIA	4,880	435.4
Total Floor Area NIA	3,863	358.88

First Floor Layout Plan





Location

Abbey House is located in the centre of the Abbey Park Industrial Estate along the arterial Premier Way.

Abbey Park Industrial Estate is located to the south of Romsey and is easily accessed via the A27 and A3057 to join the M27 at Junction 3 approximately 3.4 miles to the south. Romsey mainline railway station is approximately 2.2 miles to the west and provides services to Southampton and Bristol.

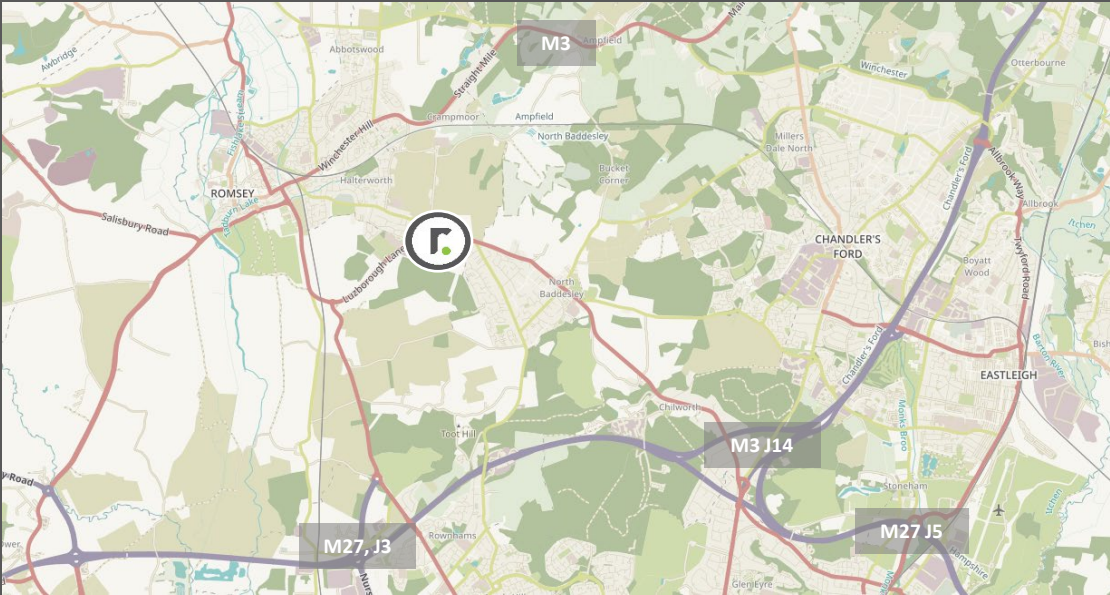
Destinations	Miles
Southampton International Airport	8.7
Southampton Airport Parkway	8.9
Junction 3, M27	3.2
Junction 14, M3	4.6
Southampton	7.1
Winchester	12.3
Heathrow Airport	64.6

Terms

The freehold is available for £1,100,000.
The property is available on a new fully repairing and insuring lease for an initial rent of £81,500 per annum exclusive.

VAT

VAT is applicable



Abbey House, Abbey Park Industrial Estate, Premier Way, Romsey SAT NAV: SO51 9AQ

VIEWING AND FURTHER INFORMATION
Viewing strictly by prior appointment

Lauren Udall
Realest
07799 623239
lauren.udall@realest.uk.com

**realest**

023 8202 3999

realest.uk.com 

Legal Costs

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

023 8202 3999 • www.realest.uk.com • info@realest.uk.com

Realest give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken – some of the images are archive taken prior to previous occupation.