

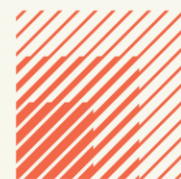


# Unit 1 Fernacre Business Park

Budds Lane, Romsey, Hampshire SO51 0HA

**TO LET**

269 sq m (2,898 sq.ft)



**HELLIER  
LANGSTON**

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# Industrial/ Warehouse Unit Within Secure, Fenced Estate

## Description

The property comprises an end of terrace steel portal-framed building with part brick part plastic-coated horizontal metal profile sheet cladding to the front elevation and metal profile sheet cladding and day light panels to the roof.

Internally the unit is arranged over two floors with a 1st floor mezzanine office covering just over 50% of the ground floor space. The first floor is currently split into 4 partitioned offices and a kitchen and WC with shower. The offices are heated with electric panel wall heaters and lit by new LED lighting within a suspended ceiling grid. The offices benefit from plenty of natural light through double glazed powder coated aluminium windows on front and side elevations. Adjacent to the kitchen is an intercom system for the downstairs front door.

The warehouse/industrial area has a power-floated concrete floor, 6.45m minimum eaves height rising to 8.27m, 1 electric up and over loading door. The unit benefits from a gas supply, 3 phase electrics, mains drainage and water and LED warehouse lighting. Beneath the 1st floor office within the warehouse is an open undercroft as well as a partitioned ground floor office/showroom. There is also an additional accessible WC at ground level adjacent to the front door.

Externally the unit benefits from a minimum of 4 car parking spaces and a loading area in front of the property, the unit is within a secure fenced and gated compound where there is additional casual parking for the occupiers.



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## Specification

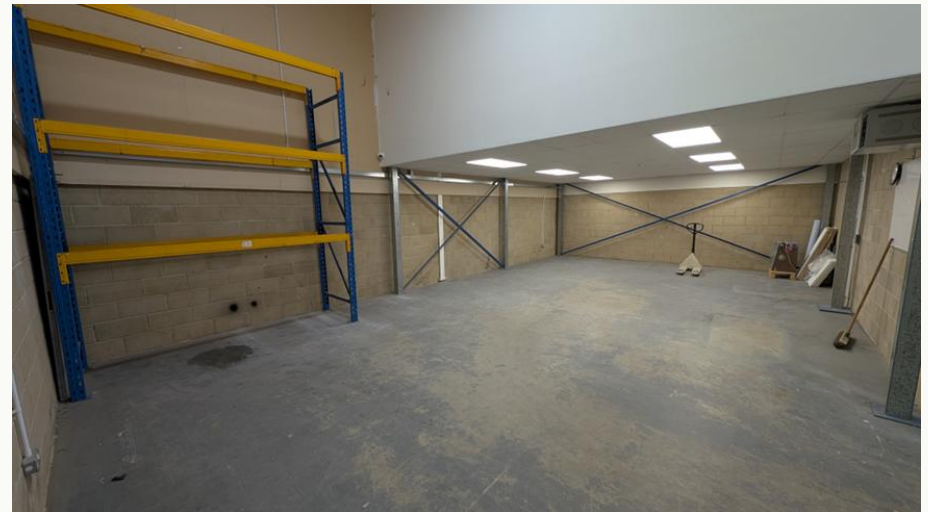
- Ridge height 8.27m
- Eaves height 6.45m
- Electric up and over loading door 4m wide by 5m high
- Insulated pitched profile metal sheet roof with intermittent day light panels
- 3 phase 100amp electric supply
- Mains gas
- Warehouse LED lights
- Ground floor WC
- Ground floor office/showroom

### 1st Floor

- Suspended ceilings incorporating new LED flat panel lighting
- Carpets
- Electric panel heaters
- Intercom system for front personnel door
- Double glazed windows
- Kitchen
- 1st Floor WCs and shower
- Smoke detectors; security alarm and fire system

### External

- Tarmac car park, loading and unloading area
- Secure site
- CCTV





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## Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring practice (6th Edition) to GIA as follows:

|                                        | Sq m          | Sq ft        |
|----------------------------------------|---------------|--------------|
| Warehouse and ancillary areas          | 159.00        | 1,711        |
| First floor office and ancillary areas | 110.31        | 1,187        |
| <b>Total</b>                           | <b>269.31</b> | <b>2,898</b> |

## Business Rates

According to the Valuation Office Agency website the Rateable Value for Unit 1 has been split. Currently the ground floor known as 1A has a Rateable Value of £15,750 and the 1st floor known as 1B has a Rateable Value of £13,000. This will be reassessed as a single Unit.

## Estate Charge

We understand there is no estate charge

## EPC

C-51

## Terms

The premises are available by way of a new Full Repairing and Insuring lease on terms to be agreed.

## Rent

£29,000 per annum

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves.

## AML

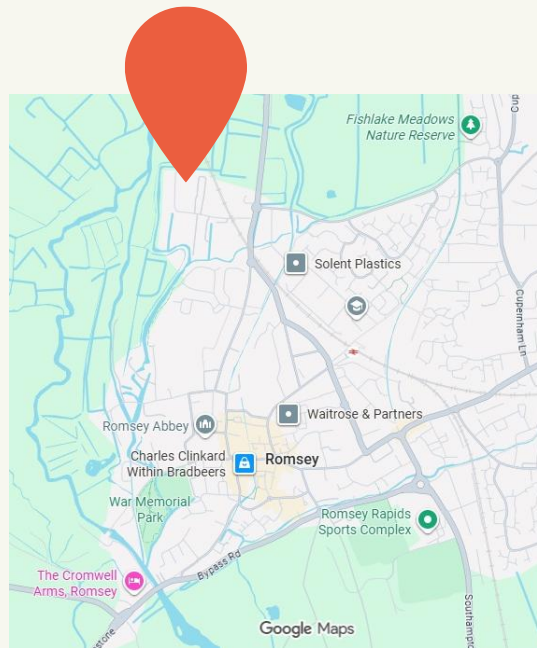
In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

## Code for 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.

## Location

Unit 1 Fernacre Business Park is located at the end of Budds Lane. Budds Lane is accessed off the A3057 Greatbridge Road to the North links to the A303 at Andover through King's Sombourne and Stockbridge. To the South it links to the Romsey Town Centre or the M271 and J3 of the M27 or onto the A27 giving access to North Baddesley, Chandlers Ford, Eastleigh or North Southampton and the lower M3.



# HELLIER LANGSTON

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Strictly by appointment with sole agents Hellier Langston