



## Winchester Hill Business Park

Winchester Hill, Romsey, SO51 7UT

**High specification industrial units in Romsey ready for occupation**

**1,519 to 10,605 sq ft**  
(141.12 to 985.24 sq m)

- LED lighting throughout
- Air conditioning
- Solar PV panels
- Allocated parking
- EPC A rating for all units
- Power floated insulated concrete floor
- First floor offices

# Winchester Hill Business Park, Winchester Hill, Romsey, SO51 7UT

## Description

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.

The 5 available new build units are located in a prime position just outside the centre of Romsey close to local amenities.

The units specification includes skirting trunking to first floor, air-conditioning with panel heaters to WCs, Fire alarm Ceilings – suspended to ground floor, exposed to first floor Carpet tiles to first floor office, vinyl to WCs, Metal staircase, 3 phase electric and Solar PV panels.

Each unit has been fitted with useful brew up areas and WCs over 2 floors, carpets and neutral décor throughout.

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).

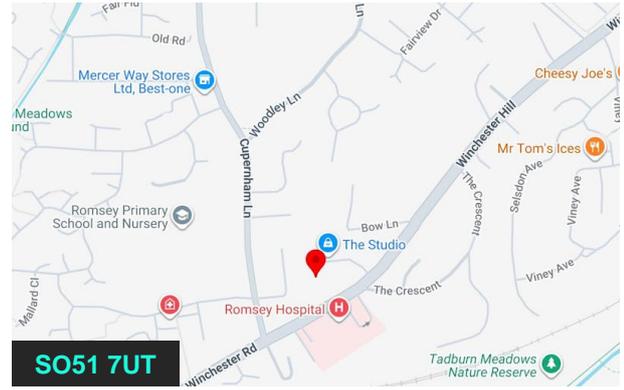
## Location

Accessed via the A3090, the units sit in close proximity to Romsey train station and town centre 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.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 1	1,519	141.12	Available
Unit - 3	2,896	269.05	Available
Unit - 5	1,873	174.01	Available
Unit - 6	2,078	193.05	Available
Unit - 7	2,239	208.01	Available
<b>Total</b>	<b>10,605</b>	<b>985.24</b>	



## Summary

Available Size	1,519 to 10,605 sq ft
Rent	£10 per sq ft
Price	£250 per sq ft
EPC Rating	A

## Viewing & Further Information



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