



**UNIT 6 FROBISHER INDUSTRIAL CENTRE, ROMSEY,
HAMPSHIRE, SO51 0EZ**

INDUSTRIAL / WAREHOUSE FOR SALE

15,168 SQ FT (1,409.15 SQ M)



Summary

SEMI DETACHED INDUSTRIAL WAREHOUSE UNIT WITH SMALL YARD

Available Size 15,168 sq ft

Price £1,500,000

EPC Rating D (95)

- Freehold with vacant possession
- Separate dedicated parking
- Office space included
- Minimum eaves height of circa 4.8m



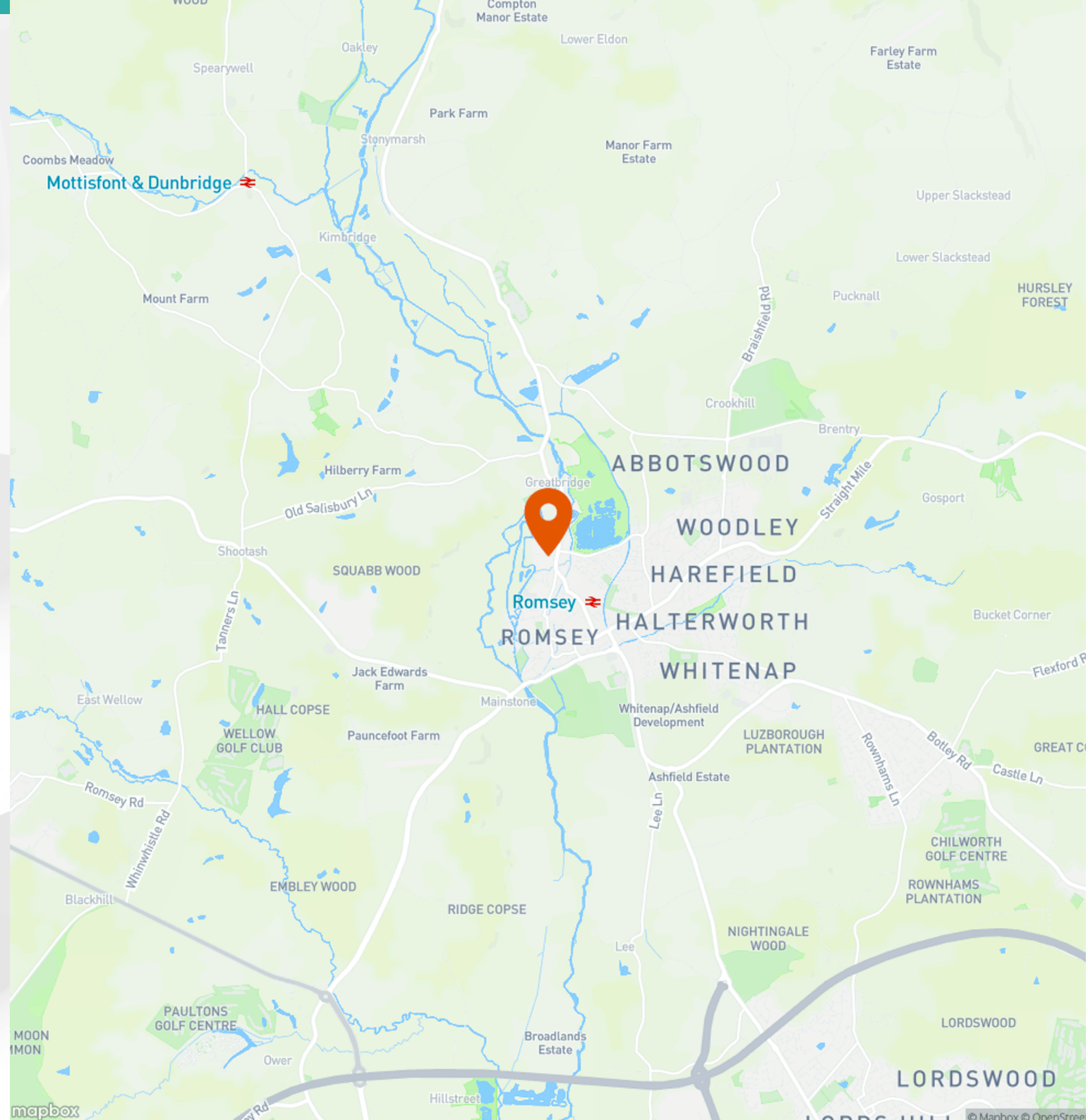
Location



Unit 6 Frobisher Industrial Centre, Romsey, Hampshire, SO51 0EZ

Unit 6 is situated on the Budds Lane Industrial Estate just off the A3057 approximately ½ mile from Romsey town centre.

Romsey has excellent connectivity, with the Railway Station providing services to Southampton, Salisbury, and beyond, plus easy access to the M27 motorway.



Further Details

Description

Unit 6, Frobisher Industrial Centre is a semi-detached/corner industrial warehouse unit with a small yard and separate dedicated parking to the front. Originally the unit would have formed part of a much larger industrial building that was split a number of years ago.

The warehouse element of the Property comprises blockwork walls under a steel northlight roof design with a minimum eaves of circa 4.8 metres. To the front left-hand side of the unit there is a two-storey office.

To the front of the unit there is a secure yard area with a palisade fence and large gates, where there are eight extra car parking spaces.

Specification

- Single roller shutter loading door 4 metres high by 4.17 metres wide
- The office space has male and female WCs
- Kitchenette areas on both floors
- Suspended ceilings
- LED lighting
- Perimeter trunking and carpeting throughout
- Gas fired central heating system
- Mains water, three phase electric and gas

Terms

The freehold is available to purchase at a guide price of £1,500,000, subject to contract and exclusive of VAT.

Accommodation

The accommodation comprises the following areas. All floor areas are approximate and measured to Gross Internal Area in accordance with the RICS Property Measurement (2nd edition) incorporating RICS Code of Measuring Practice (6th edition):

Name	sq ft	sq m
Unit - Warehouse including Ground Floor Office	13,132	1,220
1st - Office	2,036	189.15
Total	15,168	1,409.15

Legal Costs

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

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



Enquiries & Viewings



Nik Cox

ncox@vailwilliams.com

07870 557410

0238 082 0900



**Vail
Williams**

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