

To Let

Industrial/Logistics 11,376 sq ft GIA

Unit 6 The Quadrangle, Premier Way, Romsey, Hampshire, SO51 9AQ



Summary

- End of terrace industrial / warehouse unit with rear loading and ground and first floor offices
- Type: Industrial/Logistics
- Tenure: To Let
- Size: 11,376 sq ft GIA
- Rent: £8 per sq ft

Location

The Quadrangle is a well managed modern development of 11 units, situated on the popular and well-established Abbey Park Industrial Estate. The estate itself is located to the south east of Romsey town centre, accessed via the A27 which in turn leads on to the A3057 and M271. Junction 3 of the M27 is within approximately 3 miles. Abbey Park is a popular location for leading companies with occupiers on the estate including, Schlumberger, CDS, Wood & Douglas, Stratophase, SHB Hire, Thinking Space Systems and Rico Logistics to name but a few.

Description

The property is a high quality modern semi-detached unit of concrete portal frame construction with steel truss roof and brick/block and profile clad elevations.

The ground floor area consists of a largely clear span warehouse/industrial area accessed via a large electric loading door. As well as open plan air conditioned office accommodation, there is also a reception with full height atrium and WC facilities.

The first floor provides mainly open plan office accommodation together with additional WC facilities.

Amenities

Ground and first floor offices

Rear loading area and additional parking space

3 phase power

All mains services

6.6m height to underside of roof truss

To be refurbished

Accommodation

Unit	sq ft	sq m
Ground Floor warehouse and offices	10,066	935.1
First Floor Offices	1,310	121.7
Total	11,376	1,056.8

Terms

The unit is available by way of new Full Repairing and Insuring lease. Lease length to be agreed by negotiation.

Legal Costs

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

Energy Performance Rating

This property has been graded as 84(D).

Rent

£8 per sq ft

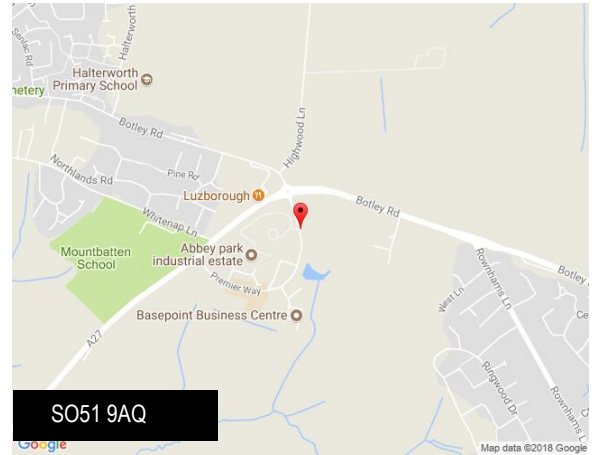
Business Rates

Rates Payable: £28,261 per annum

(based upon Rateable Value: £59,000 and UBR: 47.9p)

Service Charge

Available on Request



Viewing & Further Information

If you are interested and would like more information please get in touch.

Contacts

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