

TO LET
Yard Space

**Former Goods Yard,
Station Approach,
Romsey, Hampshire,
SO51 8DY**

Key Features

- Asking Rent £45,000 per annum
- Total Site Area 14,000 Sq Ft (1,300 Sq M)
- Close Proximity of Romsey Railway Station
- Within Close Proximity of Mottisfont and Dunbridge Railway Station
- Electricity and Water Supply On Site
- Secure Fencing
- Ideal for Storage Use



Location & Description

The site is prominently located adjacent to Romsey railway station, on the outskirts of the town centre. Romsey is an affluent market town situated approximately 7 miles north-west of Southampton and 11 miles south-west of Winchester. Junctions 2 and 3 of the M27 motorway are located within approximately 4 miles of the site, providing excellent road connectivity.

The property comprises a secure yard area, making it ideal for storage or similar uses. The site further benefits from electricity and water supplies.



What3words: **attic.toenail.gems**

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £45,000 per annum exclusive of rates VAT (if applicable) and all other outgoings. We understand VAT is payable.

Planning

All parties are advised to make their own enquiries of the local authority for confirmation.

Accommodation

Floor Areas	Sq Ft	Sq M
Total Gross Internal Area	14,000	1,300

Areas stated on a Gross Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.



EPC

Asset Rating

Not applicable

Rateable Value

2025/26 Rating

To be assessed

Source www.gov.uk/find-business-rates

Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.

Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

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