



Unit 3 Fernacre Business Park, Budds Lane, Romsey SO51 0HA

TO LET

Refurbished Modern Industrial Unit

**2,589 Sq Ft
(241 Sq M)**

Unit 3 Fernacre Business Park, Budds Lane, Romsey SO51 0HA

DESCRIPTION

The property comprises a mid terrace unit is of steel portal frame construction with part brick/part block and profile clad elevations and a profile sheet roof with translucent panels. Internally the unit provides a warehouse/storage area on one side which is accessed via an electric roller shutter loading door. The other part is fitted out with high specification ground and first floor offices, including boardroom facilities. There is a WC on both floors. Externally there is a good sized loading area and allocated car parking.

- ✓ Min. eaves height 6.95m
- ✓ Electric shutter door 5m (h) x 3.6m (w)
- ✓ Allocated car parking & EV charging point
- ✓ Established industrial location
- ✓ Secure shared yard
- ✓ LED lighting



LOCATION

Fernacre Business Park is a modern development of 12 units, approached from Budds Lane which is accessed off the A3057 Greatbridge Road. This is to the north of Romsey town centre with good access to the M27 at Junction 3 (about 3 miles) or Junction 2 (about 4 miles).

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground floor	1,708	159
First Floor	881	82
Total	2,589	241

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

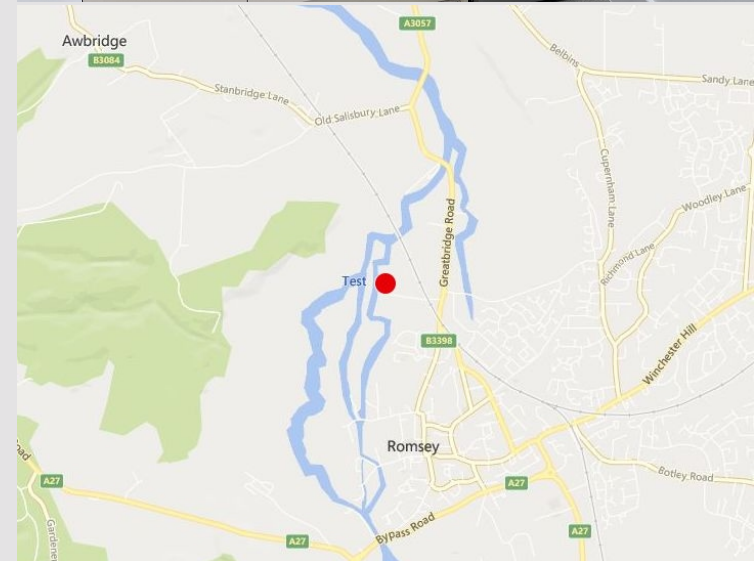
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available by way of a new Full Repairing & Insuring lease on terms to be agreed. Rent of £29,000 per annum.

EPC

Energy Performance Asset Rating is C55.



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VIEWING & FURTHER INFORMATION

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