

TO LET

Two Storey Industrial Unit with Office Space

Unit 7 Belbins Business Park, Cupernham Lane, Romsey, Hampshire, SO51 7JF

Key Features

- Net Internal Area 2,739 Sq Ft (254.45 Sq M)
- Rent £30,000 per annum, exclusive
- Easy access to M27 via J2 and J3
- Large roller shutter door
- Saught after location
- Allocated parking



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3 West Links, Tollgate, Chandler's Ford, Hampshire SO53 3TG

Location

Belbins Business Park is a successful modern development of industrial and business units located close to the junction of Cupernham Lane and Sandy Lane on the edge of Romsey. Romsey is situated approximately 3 miles north of the M27 and easily accessible from both junctions 2 and 3.

Description

The property comprises a two storey industrial/ office building within a well managed, modern business park. On the ground floor there is a reception, warehouse space, W/C and office. The first floor benefits from further open plan floor space with a kitchenette and additional W/C.



What3words: **scooters.perfectly.disputes**

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £30,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Accommodation

Floor Areas	Sq Ft	Sq M
Ground Floor	943	87.6
First Floor	1,796	166.85
Total Net Internal Area	2,739	254.45

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



VAT

We understand that VAT is payable, however all parties are advised to make their own enquiries into the matter.

Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

Asset Rating B (29)

Rateable Value

2026/27 Rating £16,000

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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