



**HELLIER
LANGSTON**
Commercial Property Consultants

FOR SALE / TO LET

**4 Westlink, Belbins Business Park, Cupernham
Lane, Romsey, Hampshire SO51 7AA
Modern Industrial unit with offices**



KEY FEATURES

For Sale or To Let

235.38 sq. m. (2,534 sq. ft.)

Ground floor warehouse and meeting room

First floor offices

Electric roller shutter door

4 parking spaces

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Visit: www.hlp.co.uk

Hellier Langston

Enterprise House, Ocean Village
Southampton SO14 3XB

To Let

Modern Industrial/Warehouse Unit

Description

The property comprises a two storey business unit with ground floor entrance, reception area, warehouse accessible by loading door, meeting room and disabled WC. The first floor includes an open plan air conditioned office benefitting from good levels of natural light, due to windows on front and rear elevations. There is also a kitchenette, small store and additional WC. Externally are 4 x allocated parking spaces.

Accommodation

The property has been measured and has the following approximate gross internal areas:

	sq. m.	sq. ft.
Ground Floor	116.32	1,252
First Floor Office and kitchen	119.06	1,282
Total:	235.38	2,534

Terms

Available on a new full repairing and insuring lease for a term to be agreed at an initial rent of £30,400 per annum exclusive of rates VAT & all other outgoings.

Alternatively, asking price of £500,000 for the freehold interest with vacant possession subject to contract.

VAT

All prices quoted are exclusive of VAT.

Rateable Value

Workshop and premises - £28,250.

Source:

www.tax.service.gov.uk/business-rates-find/search

Energy Performance Certificate

To follow.

Legal Costs

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

Code for Leasing Business Premises

The Code of Leasing Business Premises in England and Wales strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or Solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.



To Let

Modern Industrial/Warehouse Unit



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FOR SALE / TO LET

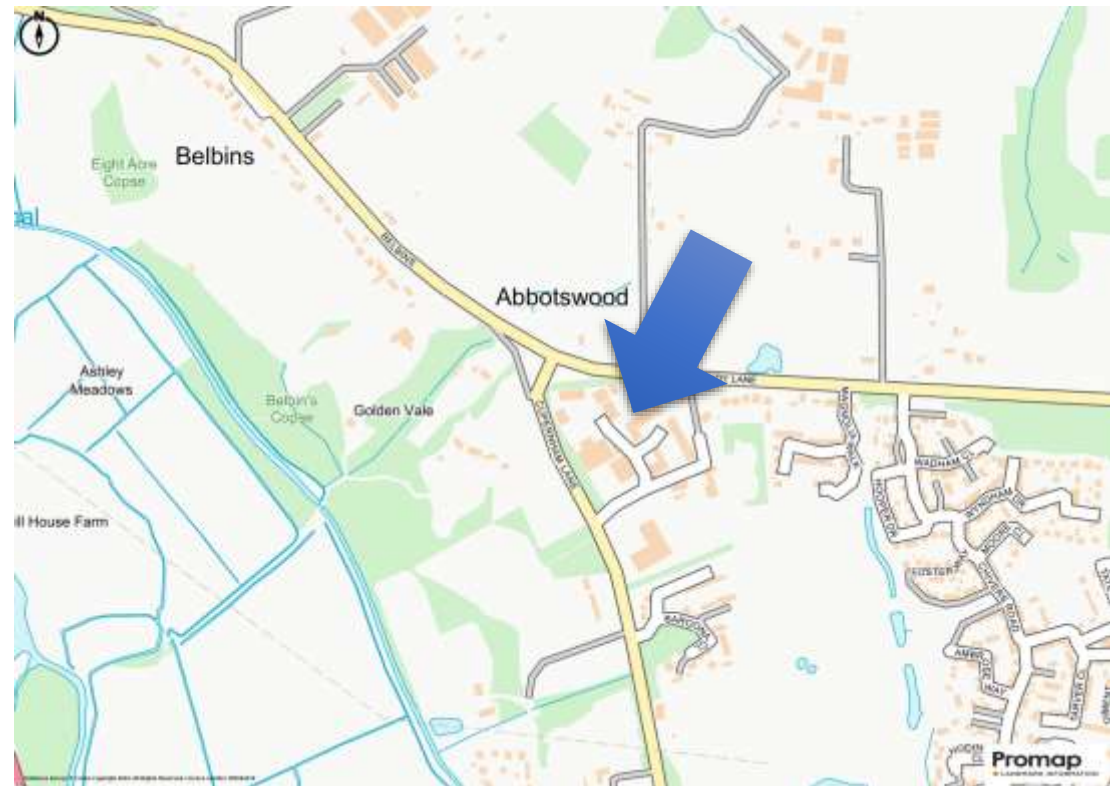
Modern Industrial/Warehouse Unit

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.

Viewing

Strictly by appointment through sole agents Hellier Langston.



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