



Unit 8 Greatbridge Business Park, Budds Lane, Romsey SO51 0HA

**TO LET**

Industrial Premises - Undergoing  
Refurbishment

**2,594 Sq Ft  
(241 Sq M)**



# Unit 8 Greatbridge Business Park, Budds Lane, Romsey SO51 0HA

## DESCRIPTION

The property comprises a mid-terrace unit with pitched Asbestos roof of blockwork construction with profile sheet cladding and lower and upper glazed elevations.

Internally, the ground floor has warehouse space with an office/reception. Additionally first floor offices are provided. Access is provided by way of a loading and separate personnel door.

- ✓ Loading Door
- ✓ 3 Phase Electrics
- ✓ First Floor Offices
- ✓ WC Facilities
- ✓ Minimum Eaves Height (4.95m)
- ✓ Undergoing Refurbishment

## LOCATION

The unit is situated mid terrace, opposite Elliotts Builders Merchants, accessed off Budds Lane via the low height railway Bridge (3.9m), which in turn is accessed via A3057 Greatbridge Road.

The estate is to the north of Romsey Town Centre and has good access to the M27 to the South via junction 3.

## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
<b>Total</b>	<b>2,594</b>	<b>241</b>

## RENT

The Rent is £33,500 per annum.

## LEGAL COSTS

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

## BUSINESS RATES

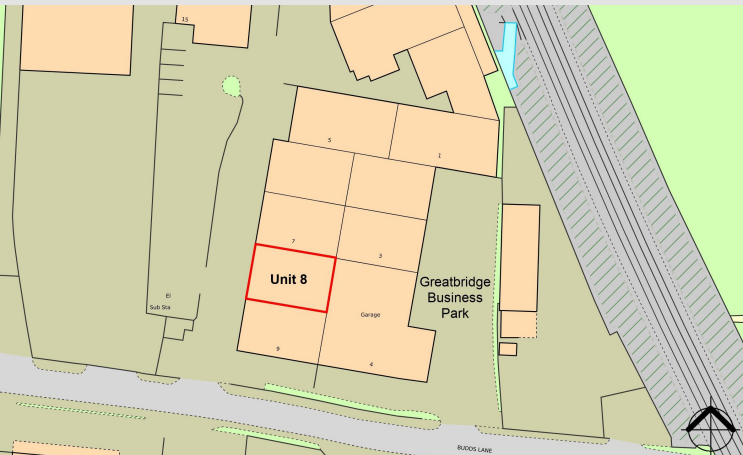
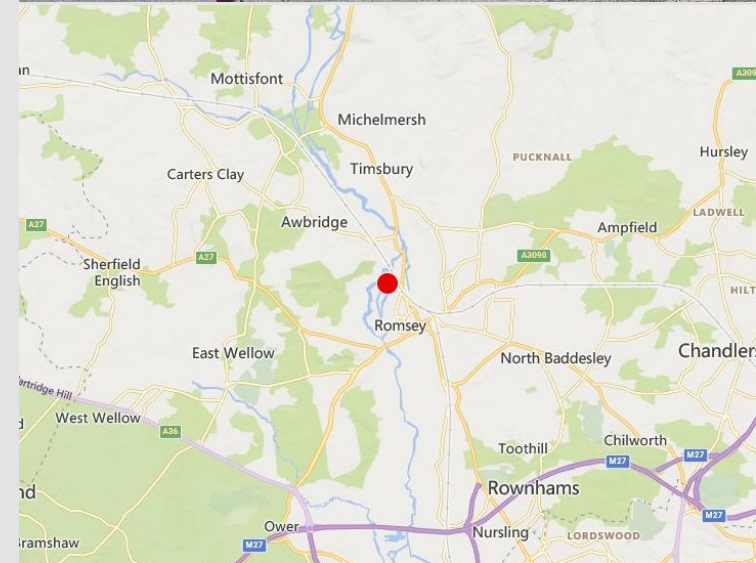
For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

Available to let on a new Full Repairing and Insuring Lease on term to be agreed.

## EPC

The Energy Performance Asset Rating is D (76).



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Regulated by RICS 26-Jan-2024

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert  
Smith  
Hampton**

Luke Mort  
07591 384236  
[lmort@lsh.co.uk](mailto:lmort@lsh.co.uk)

Dan Rawlings  
07702 809192  
[drawlings@lsh.co.uk](mailto:drawlings@lsh.co.uk)

Kenan Rowles  
07709 502222  
[krowles@lsh.co.uk](mailto:krowles@lsh.co.uk)