

Industrial/Warehouse Unit

For Lease

**CBRE**

# Unit 9 The Quadrangle

Abbey Park Industrial Estate,  
Romsey, SO51 9DL



- Good quality semi-detached unit on well managed development
- Large Loading door (h) = 5.6m (w) = 5.9m
- 21 car parking spaces
- 6.6m height to underside of roof truss

**9,313 sq. ft.**

( 865.2sq. m.)

## Location

The Quadrangle is a well managed modern development of 11 units, situated on the popular and well established Abbey Park Industrial Estate. The estate itself is located to the south east of Romsey, accessed via the A27 and approximately 3 miles from J3 of the M27.

## Description

The property is a semi-detached unit of concrete portal frame construction with steel truss roof and brick/block and profile clad elevations. The height to the underside of the roof truss is approx. 6.6m. The ground floor area consists mainly of a clear span warehouse/ industrial area accessed via a large full height electric loading door (w) = 5.9m x (h) 5.6m. There is also office accommodation and WC facilities provided on both ground and first floor. Externally there are 21 car parking spaces.

## Accommodation

We understand the property comprises of:

Area	Sq Ft	Sq m
Ground Floor	8,029	745.9
First Floor	1,284	119.32
<b>Total</b>	<b>9,313</b>	<b>865.22</b>

## Terms / Rent

The property is available on a Full repairing and insuring lease for a term until 24<sup>th</sup> March 2030.

The current passing rent is £83,862 per annum exclusive of VAT, Business Rates, Service Charge and all other outgoings.

## EPC

The property has a current EPC rating of C - 60

## Business Rates

We understand the rateable value of the property is currently assessed with Unit 8 and therefore will need to be reassessed. It is advised that occupiers rely on their own enquiries with the Local Rating Authority.



## Contact Us

# CBRE

Nick Tutton  
Senior Director  
Nick.tutton@cbre.com  
M +44 (0) 7887 563264

Joss Gray  
Surveyor  
Joss.gray1@cbre.com  
M +44 (0) 77392 285000

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