

# To Let

- Established Business Park
- Good Car Parking
- Ground and First Floor Offices



Newly Refurbished Office  
1,516 sq ft (140.84 sq m)

Unit 5 Westlinks, Belbins Business Park, Cupernham Lane, Romsey,  
Hampshire, SO51 7AA

  
**Keygrove**  
www.keygrove.com  
**023 8063 5333**

## Description

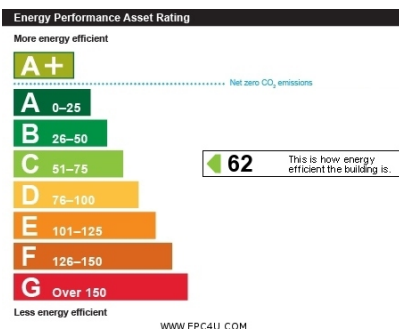
A ground and first floor office with independent pedestrian access. The office has been newly refurbished and is presented in excellent condition. The office benefits from LED lighting, central heating, an intruder alarm, kitchen and male and female WC's. There are 4 car parking spaces.

## Accommodation (Approximate GIA)

Floor	Area (sq ft)	Area (sq m)
Ground Floor	668	62.06
First Floor	848	78.78
<b>Total</b>	<b>1,516</b>	<b>140.84</b>

## Energy Performance Certificate

EPC rating C62. A copy of the EPC is available on request.



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### Terms

The premises are available on a new full repairing and insuring lease at an initial rent of £18,500 per annum exclusive.

### Rates

The rateable value will need to be reassessed.

### VAT

We are advised that VAT will be payable.



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## Location

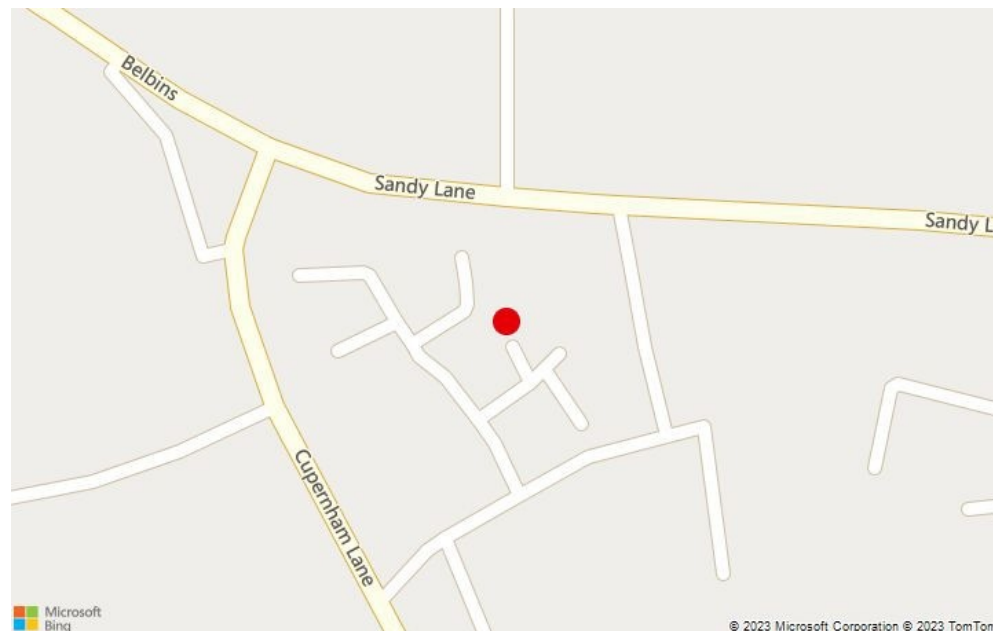
Belbins business park is a modern development of commercial space. The business park is located to the north of Romsey town centre and approached via Cupernham/ Sandy Lane which is accessed off the A3057 Greatbridge Road. The M27 Junction 3 is approximately 3 miles to the south.

*For all enquiries:*

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## Map



## Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at [https://www.rics.org/globalassets/code-for-leasing\\_ps-version\\_feb-2020.pdf](https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf)

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

**Misrepresentation Act 1967** - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

**Finance Act 1989** - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

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