

For Sale To Let

- Close to Winchester M27 and M3
- Ready for Occupation
- Solar PV
- Allocated Parking
- Fibre to The Premises



New Build Business Units

1,529 - 17,891 sq ft (142.04 - 1,662.07 sq m)

Winchester Hill Business Park, Winchester Hill, Romsey, Hampshire, SO51 7UT


Keygrove
www.keygrove.com
023 8063 5333

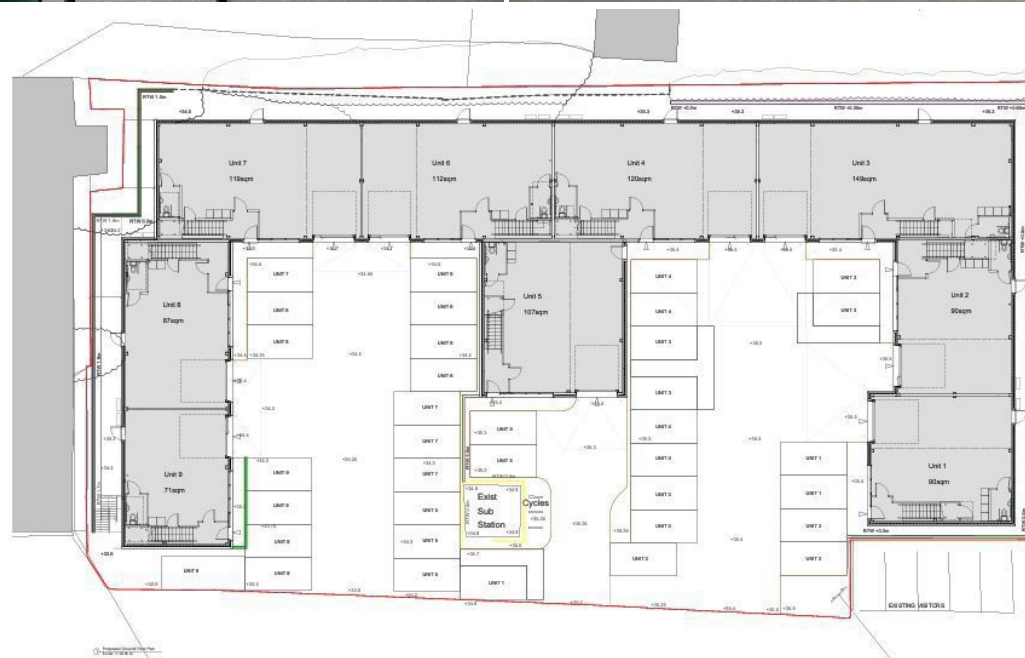
Description

Winchester Hill Business Park is a new build light industrial development offering various sized units with flexible use ground floor warehouse space as well as first floor office accommodation to suit a wide variety of business uses. The units all have 3 phase power, WC's and kitchenette facilities on both floors. There is solar PV power on each unit and allocated car parking. The units are ready for occupation. Some photos are of completed units.



Accommodation (Approximate GIA)

Floor	Area (sq ft)	Area (sq m)
Unit 1	1,529	142.04
Unit 2	1,593	147.99
Unit 3	2,896	269.04
Unit 4	2,239	208
Unit 5	1,873	174
Unit 6	2,078	193.05
Unit 7	2,239	208
Unit 8	1,894	175.95
Unit 9	1,550	144
Total	17,891	1,662.07



Energy Performance Certificate

EPC to be provided.

Terms

For full terms please see the availability schedule overleaf.

Rates

To be assessed.

VAT

We are advised that VAT will be payable.



Winchester Hill Business Park, Winchester Hill, Romsey, SO51 7UT

No	Floor	Sq Ft	Sq M	Asking Rent (Per Annum)	Parking	Asking Price
Unit 1 – UNDER OFFER	Ground	969	90.02	£22,935	3	£352,600
	First	560	52.03			
	Total	1,528	141.95			
Unit 2	Ground	969	90.02	£24,000	3	£400,000
	First	624	57.97			
	Total	1,593	147.99			
Unit 3	Ground	1,604	149.02	£43,500	6	£725,000
	First	1,292	120.03			
	Total	2,896	269.04			
Unit 5	Ground	1,152	107.02	£28,100	5	£516,700
	First	721	6.74			
	Total	1,873	174.01			
Unit 6	Ground	1,206	112.04	£31,500	4	£468,300
	First	872	81.01			
	Total	2,077	192.96			
Unit 7	Ground	1,281	119.01	£33,600	4	£560,000
	First	958	89.00			
	Total	2,239	208.01			
Unit 8	Ground	936	86.96	£29,000	4	£479,200
	First	958	89.00			
	Total	1,894	175.96			

Location

Winchester Hill is in Romsey, approximately 11 miles south west of Winchester City Centre and approximately 8 miles north of Southampton City Centre. The M27 junction 3 is approximately 4 miles to the south and the M3 junction 12 is approximately 8 miles to the east. Romsey has a main line railway station with connections to Winchester, Salisbury, Southampton and onwards to London and Bristol.

Contact/Viewing details

Strictly by appointment through joint sole agents KEYGROVE
CHARTERED SURVEYORS or HELLIER LANGSTON

For all enquiries:

Lauren Udall MRICS

Email: lu@keygrove.com
Direct Dial: **023 8083 5964**
Office: **023 8063 5333**
Mobile: **07388 949740**

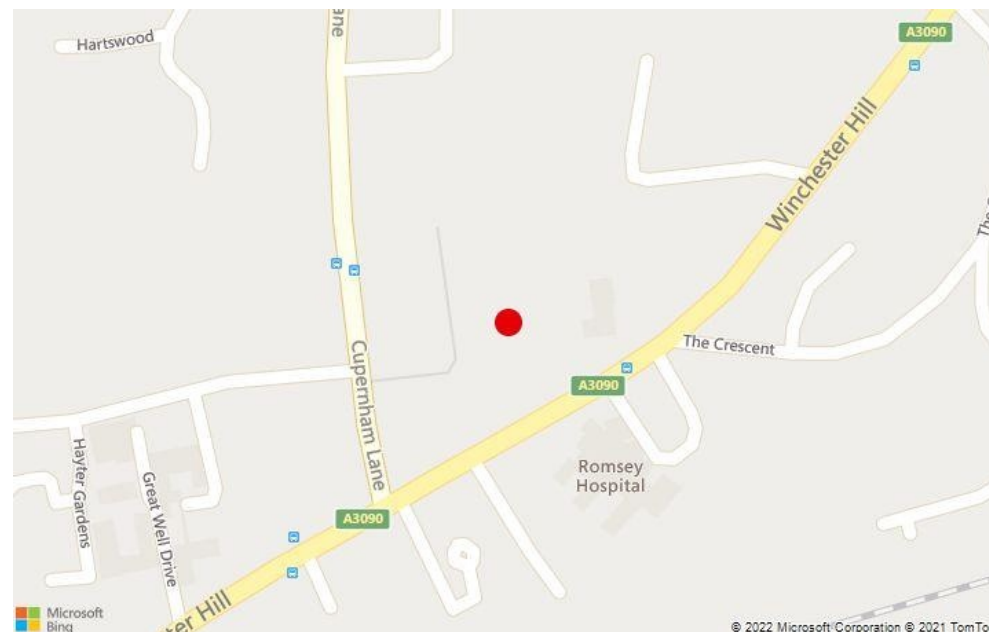
James Allen

Email: ja@keygrove.com
Direct Dial: **023 8083 5962**
Office: **023 8063 5333**
Mobile: **07976 677482**

Patrick Mattison

Email: patrick@hlp.co.uk
Direct Dial: **07926 581464**

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

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

Date published 05-Apr-2024

