

# For Sale To Let

- Popular Business Park
- To be Refurbished
- Close to M27
- Good Car Parking
- Close to Romsey Town Centre



Workshop with Offices

2,536 sq ft (235.59 sq m)

Unit 4, Westlink, Belbins Business Park, Cupernham Lane, Romsey,  
Hampshire, SO51 7AA

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

## Description

This small business unit provides a ground floor workshop with loading door. The ceiling height in the workshop is approximately 3 m. There is ground floor office and reception space. There is also a ground floor meeting room and WC.

The first floor provides a modern, bright open plan office space with a staff kitchen and WC.

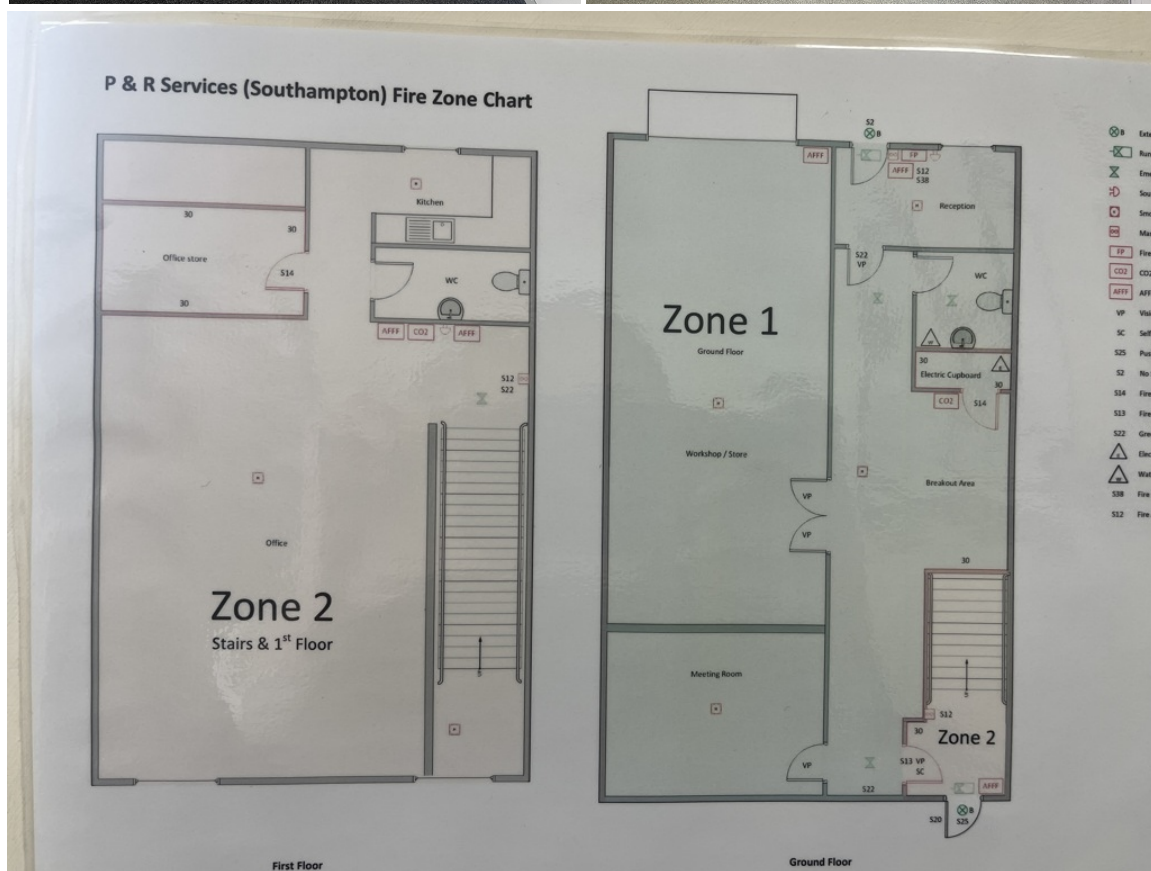
The property benefits from air conditioning, 4 car parking spaces, some LED lighting and natural light to the first floor offices.

## Accommodation (Approximate GIA)

Floor	Area (sq ft)	Area (sq m)
Ground Floor Office, Meeting Room and Workshop	1,253	116.4
First Floor Office	1,283	119.19
<b>Total</b>	<b>2,536</b>	<b>235.59</b>

## Energy Performance Certificate

EPC rating B34. 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 £30,400 per annum exclusive. The freehold is available for £465,000.

### Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £28,250. We recommend that prospective tenants or purchasers verify this with the Valuation Office.

### 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 10 minutes drive away. Romsey is easily accessible via Junction 2 and 3 of the M27 motorway.

*For all enquiries:*

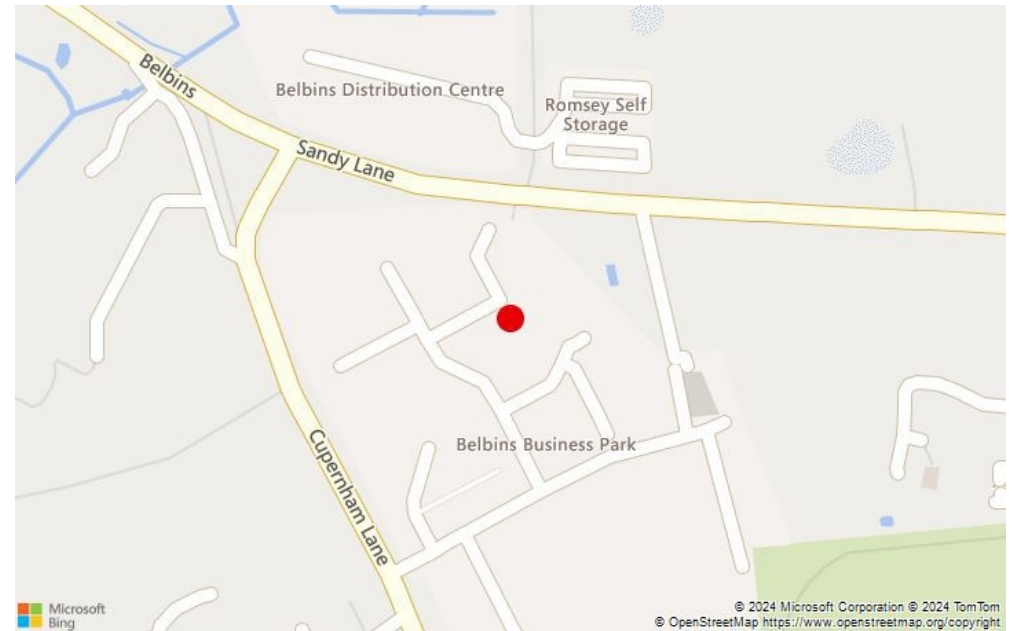
## James Allen

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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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