

# To Let

- Newly refurbished
- Close to all amenities
- Ground and first floor offices
- Close to M27 J2
- Flexible lease terms available



Character Town Centre Offices

1,620 sq ft (150.5 sq m)

Watermill Studios, 48 Middlebridge Street, Romsey, Hampshire, SO51 8HL

  
**023 8063 5333**

## Description

This character property comprises bright, open plan modern offices and meeting rooms across two floors, connected by a spiral staircase in a historic building with unique features.

This newly refurbished office benefits from LED lighting, perimeter trunking, private meeting rooms, flexible terms and attractive period features.

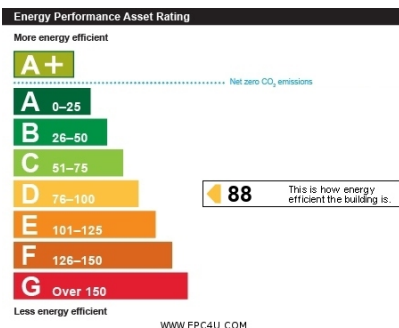
There is a kitchen and male & female WC's on the ground floor.

## Accommodation

Floor	Area (sq ft)	Area (sq m)
<b>Total</b>	<b>1,620</b>	<b>150.5</b>

## Energy Performance Certificate

EPC rating D-88. A copy of the EPC is available on request.





## Terms

The premises are available on a new internal repairing and insuring lease at an initial rent of £19,950 per annum exclusive.

## Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £21,000. We recommend that prospective tenants verify this with the Valuation Office.

## VAT

We are advised that VAT will not be payable.



## Location

Romsey is a characterful market town approximately 9 miles north west of Southampton and 4 miles from Junction 3 of the M27. The M3 Motorway and Southampton Airport are easily accessible via the M271 and M27.

*For all enquiries:*

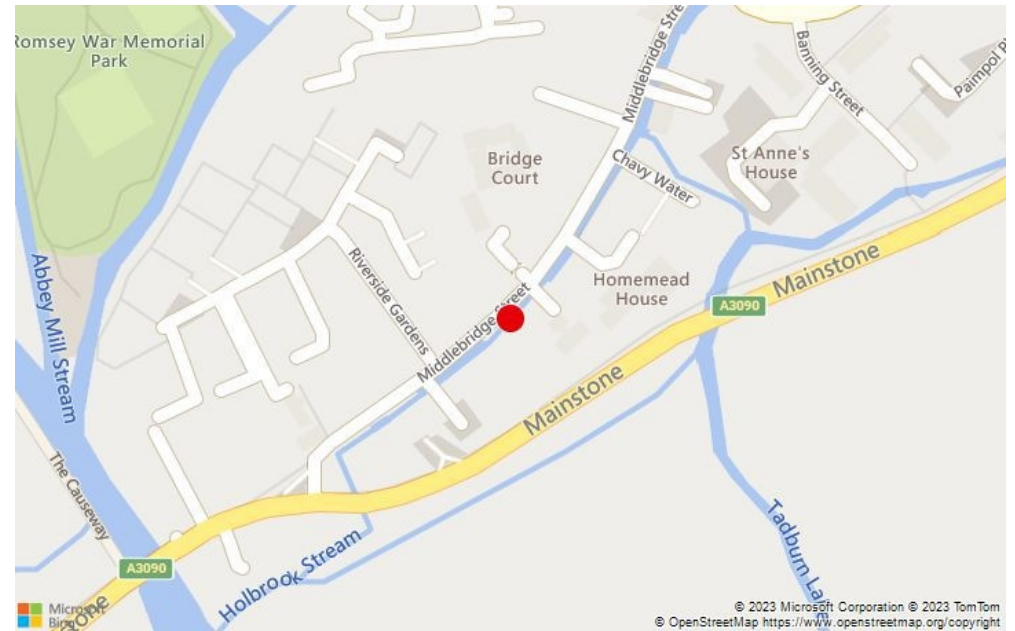
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## Map



## 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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