



Primmer Olds **BAS**

# FOR SALE/TO LET

## Freehold Industrial Building With Mezzanine

UNIT 3C FROBISHER INDUSTRIAL ESTATE, BUDDS LANE, ROMSEY, HAMPSHIRE, SO51 0HA

### KEY FEATURES

- GIA - 8,823 sq.ft (819.78 sq.m)
- Guide price £400,000
- Substantial mezzanine offices
- Forecourt parking & loading area
- Busy and established industrial estate
- Good transport links
- Easy motorway access



Primmer Olds B-A-S  
Mountbatten House, 1 Grosvenor Square, Southampton, SO15 2JU  
Enquiries: Call us on 023 8022 2292



CALL US ON 023 8022 2292 | [WWW.PRIMMEROLDSBAS.CO.UK](http://WWW.PRIMMEROLDSBAS.CO.UK)

# UNIT 3C FROBISHER INDUSTRIAL ESTATE

## LOCATION

The town of Romsey is situated about 8 miles to the north-west of Southampton via the A27 and within about 2 miles of Junction 2 of the M27 Motorway. The property is situated on the established Budds Lane Industrial Estate on the northern outskirts of the town just off the A3057 Stockbridge Road. The immediate surrounding area is generally industrial/commercial in character. Access to the Budds Lane estate is restricted by a low railway bridge.

## DESCRIPTION

The accommodation is arranged internally as ground floor warehouse/ industrial premises with an extensive first floor mezzanine office area.

## ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Ground Floor	4,845	450.16
Mezzanine (Offices)	3,978	369.62
Total Internal Area	8,823	819.78

Areas stated on a Gross Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

## TERMS

Available by way of a new full repairing and insuring lease for a term to be agreed at £45,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Alternatively available as a freehold at a guide price of £400,000 subject to contract.

Note: There is to be a service charge levied to cover communal costs

## VAT

We understand that VAT is not payable on purchase price or rents.

## PLANNING

Under the new planning regulations, we believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

## RATES

Rateable Value TBC

Source - voa.gov.uk

The 2022/2023 standard multiplier is 0.499 (49.9p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

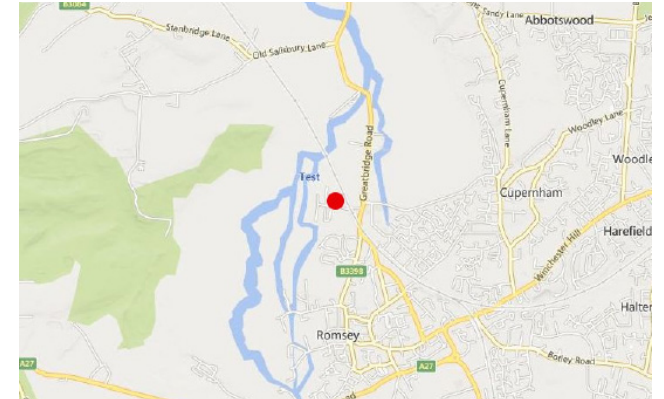
\*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

## EPC

Asset Rating C69

## CODE OF LEASING

All interested parties should be aware of the Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



VIEWING & FURTHER INFORMATION: CALL 023 8022 2292

These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or miss-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT, in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.



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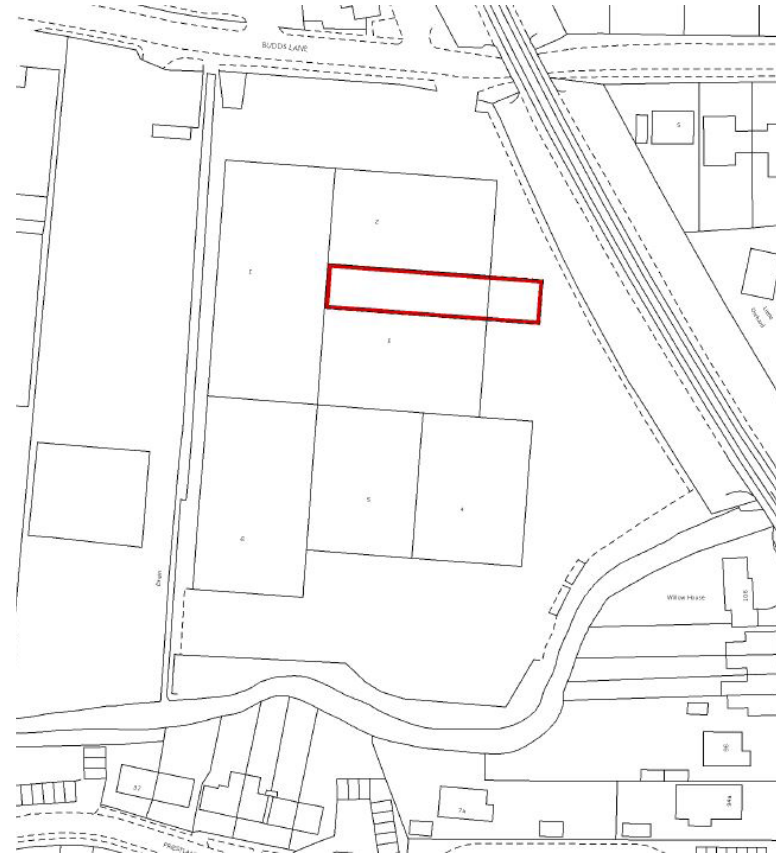


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