



HELLIER
LANGSTON

Commercial Property Consultants

FOR SALE/TO LET

**Unit 1, Premier Way, Abbey Park Industrial Estate,
Romsey SO51 9DQ
Detached Industrial/Warehouse Unit On Secure Site
With 1.5 MVA Electricity Supply**



KEY FEATURES

- Freehold
- Detached unit within a secure site
- 1.5 MVA power supply
- 5.8m eaves height
- 2 electric up and over loading doors
- LED warehouse lights
- Ground and 1st Floor offices
- Part air conditioning / part gas central heating
- Suspended ceiling with LED lighting

Call us on: **02382 022 111**
Visit: **www.hlp.co.uk**

Hellier Langston

Enterprise House, Ocean Village
Southampton SO14 3XB

FOR SALE/TO LET

Unit 1, Premier Way, Abbey Park Industrial Estate, Romsey SO51 9DQ

Description

The unit comprises a standalone steel portal frame industrial unit clad in a combination of brick, profiled insulated metal sheet and glazed curtain walling to the elevations under a pitched insulated profile metal sheet roof with intermittent daylight panels. The unit has been extended with an 'L' shaped extension using a concrete frame and clad in profile metal sheet under a metal clad mono-pitched roof with open ended loading area. It has an eaves height of 4.6m.

Loading access to warehouse space is via two electric up and over loading doors 4.75m x 4.58m and 4.2m x 4.52m respectively, whilst pedestrian access is either via the main entrance leading to a reception and stairs to the 1st floor or a separate personnel entrance leading to the staff welfare areas.

The office accommodation is mainly at 1st floor and is a mixture of cellular and open plan space. It has been fitted out with suspended ceilings throughout, LED flat panel lighting and recessed lighting, air conditioning and gas central heating, perimeter trunking and carpets.

The warehouse area was used for manufacturing and is split into three separate areas, raw material, production and finished goods. It is lit by a combination of LED and sodium warehouse lights.



Call us on: 02382 022 111 Visit: www.hlp.co.uk

FOR SALE/TO LET

Unit 1, Premier Way, Abbey Park Industrial Estate, Romsey SO51 9DQ

Accommodation

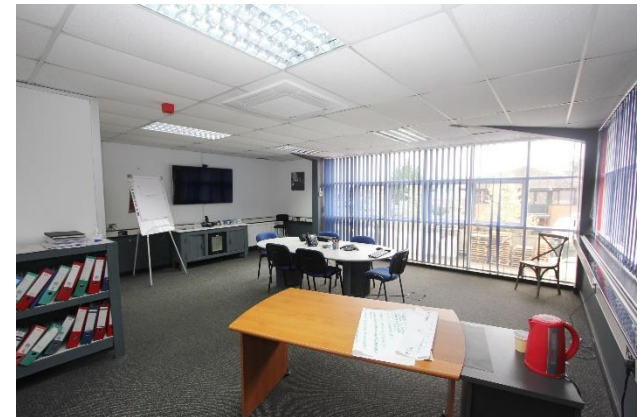
The property has been measured to Gross Internal Area as follows:

	Sq M	Sq Ft
Industrial Area	2,177	23,443
Ground floor office	268.01	2,885
First Floor Office	257.33	2,770
L shaped extension	493.11	5,308
Total GIA	3,195.45	34,406
Mezzanine	77.48	834

Specification

Office and ancillary areas

- Suspended ceilings
- 3 large open plan 1st floor offices
- 1st floor mezzanine office overlooking manufacturing space
- LED lighting
- Part air conditioning / part gas central heating
- Carpets
- Perimeter trunking
- 1st floor office kitchen
- Ground floor canteen
- Ground and 1st floor male/female/disabled WCs
- Locker room



Call us on: 02382 022 111 Visit: www.hlp.co.uk

FOR SALE/TO LET

Unit 1, Premier Way, Abbey Park Industrial Estate, Romsey SO51 9DQ

Specification

Warehouse

- Eaves height 5.8 m
- 1.5 MVA power supply
- Warehouse divided into 3 sections with internal loading doors
- 2 x electric up and over loading doors with large external canopy
- L shaped extension with covered storage
- Mains water, gas and electric
- LED / Sodium warehouse lights



Call us on: 02382 022 111 Visit: www.hlp.co.uk

FOR SALE/TO LET

Unit 1, Premier Way, Abbey Park Industrial Estate, Romsey SO51 9DQ



Tenure

Freehold

Price

£5,200,000 exclusive of VAT.

Leasehold

The unit is available on a new full repairing and insuring lease for a term to be agreed.

Rent

£400,000 per annum exclusive VAT and all other occupational costs.

Business Rates

The premises are assessed in the April 2023 Rating List with the following Rateable Value £175,000. Rates Payable(0.512) £89,600 per annum.

EPC

C-60

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Call us on: 02382 022 111 Visit: www.hlp.co.uk

FOR SALE/TO LET

Unit 1, Premier Way, Abbey Park Industrial Estate, Romsey SO51 9DQ



Call us on: 02382 022 111 Visit: www.hlp.co.uk

FOR SALE/TO LET

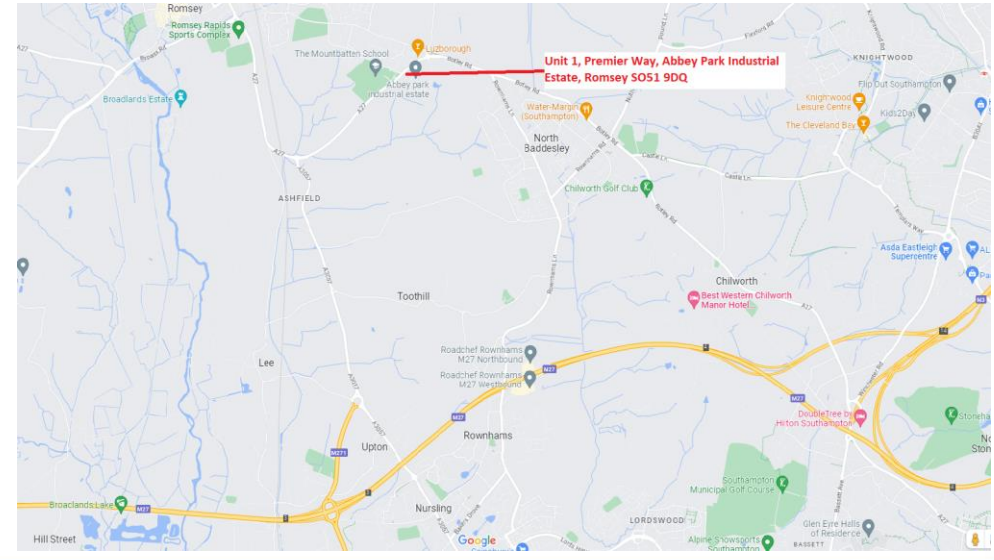
Unit 1, Premier Way, Abbey Park Industrial Estate, Romsey SO51 9DQ



Call us on: **02382 022 111** Visit: www.hlp.co.uk

FOR SALE/TO LET

Unit 1, Premier Way, Abbey Park Industrial Estate, Romsey SO51 9DQ



Location

The unit is located off Premier Way the main arterial route through the Abbey Park Industrial Estate. Premier Way gives access on to the A27 Luzborough Lane. This in turn links to the A27 Botley Road which provides direct access to the bottom of the M3 motorway. Alternatively to the West the A27 at the Ashfield Roundabout links with the A3057 providing direct access to the M271 and J3 M27.

Viewing

Strictly by appointment with the sole agents:

Jason Webb

07989 959064

jason@hlp.co.uk

Matt Poplett

07971 824525

matt@hlp.co.uk

Call us on: **02382 022 111** Visit: www.hlp.co.uk



Matthew Poplett
d: 02380 574512
m: **07971 824525**
e: matt@hlp.co.uk



Jason Webb
d: 02380 574513
m: **07989 959064**
e: jason@hlp.co.uk

Hellier Langston
Enterprise House
Ocean Village
Southampton
SO14 3XB
02382 022 111
www.hlp.co.uk



HELLIER LANGSTON
Commercial Property Consultants

02382 022 111
www.hlp.co.uk

Disclaimer: Hellier Langston Limited and its subsidiaries and their joint agents if any ("HL") for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of HL or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of HL has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of HL or its employees or agents, HL will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by HL (vi) in the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specifications or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and HL shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.