



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**

**PRICE AND  
RENT REDUCED**



## KEY FEATURES

- Freehold
- Detached unit within a secure site
- 1.5 MVA power supply
- 6.7m eaves height
- 4 electric up and over loading doors
- LED warehouse lights
- Ground and 1<sup>st</sup> Floor offices
- Part air conditioning / part gas central heating
- Suspended ceiling with LED lighting

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**Hellier Langston**

Enterprise House, Ocean Village  
Southampton SO14 3XB

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### Description

The unit comprises a standalone steel portal frame industrial unit with 6.7m eaves height 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 4 electric up and over loading doors, whilst pedestrian access is either via the main entrance leading to a reception and stairs to the 1<sup>st</sup> 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.



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### 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
<b>Total GIA</b>	<b>3,195.45</b>	<b>34,406</b>
Mezzanine	77.48	834

### Specification

#### Office and ancillary areas

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



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## Specification

### Warehouse

- Eaves height 6.7 m
- 1.5 MVA power supply
- Warehouse divided into 3 sections with internal loading doors
- 4 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



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## Tenure

Freehold

## Price

£4,800,000 exclusive of VAT.

## Leasehold

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

## Rent

£350,000 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.

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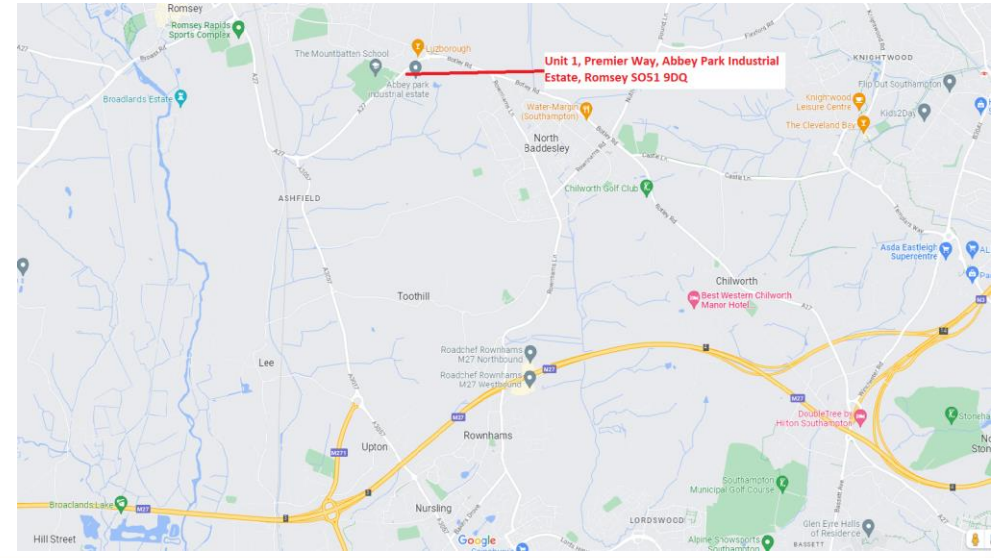
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### Location

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

Matt Poppett

07989 959064

07971 824525

[jason@hlp.co.uk](mailto:jason@hlp.co.uk)

[matt@hlp.co.uk](mailto:matt@hlp.co.uk)

Call us on: **02382 022 111** Visit: [www.hlp.co.uk](http://www.hlp.co.uk)



**Matthew Poppett**  
d: 02380 574512  
m: **07971 824525**  
e: [matt@hlp.co.uk](mailto:matt@hlp.co.uk)



**Jason Webb**  
d: 02380 574513  
m: **07989 959064**  
e: [jason@hlp.co.uk](mailto:jason@hlp.co.uk)

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Enterprise House  
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Southampton  
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