




The Dell, Doctors Hill, Sherfield English  
Romsey SO51 6JT


TO LET | 243.68 sq. m. (2,623 sq. ft.)







## Summary

 243.68 sq. m. (2,623 sq. ft.)

 Industrial unit with offices

 Tarmac and concrete yard

 New lease

 Close proximity to A36 and M27 J2

## Description

The building comprises a detached industrial/ warehouse unit with modern roof covering and full height concertina loading door. Attached to the front elevation of the warehouse is a single storey flat roof forming part of the office accommodation. The largely open plan office extends in to part of the warehouse, which could be altered subject to landlord approval.

The site provides yard and extensive parking made over to part concrete part tarmac. Access is via a secure gate.

## Planning

It is understood the property has had a range of industrial uses historically. All parties are advised to make their own enquiring of the local authority for confirmation as to the current permitted use.

## Rent

£40,000 per annum exclusive of rates, VAT & all other outgoings.

## Tenure

Available on a new full repairing and insuring lease.

## Rateable Value

Workshop and premises £27,000.

Source: [www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

## Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring practice (6th Edition) to GIA as follows:

Floor	Sq. m	Sq. ft
Industrial/Office Building	243.68	2,623

## EPC Rating

Rating - D95

## Location

The property is located within Sherfield English approximately 6 miles to the north of Junction 2 M27 providing excellent road links across the south coast and London via the M3. The property is largely surrounded by countryside.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves

## Viewing

Strictly by appointment with the sole agents Hellier Langston.

## Code of Leasing Business Premises

In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

## Anti-Money Laundering

In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.



Schedule an appointment

[www.hlp.co.uk](http://www.hlp.co.uk)

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E: [fareham@hlp.co.uk](mailto:fareham@hlp.co.uk)

Contact our agency team

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