




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

TO LET | Unit GIA 244.72 sq. m. (2,634 sq. ft.) | Site 0.28 acres (12,400 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

 Internal Refurbishment completed February 2025

Description

The property comprises a self-contained yard with detached industrial/warehouse unit serviced by a roller shutter door, with modern roof covering. Attached to the front elevation of the warehouse is a single storey flat roof section accessible via separate external pedestrian door, which provides office accommodation with perimeter trunking, new carpet flooring and ceiling mounted LED lighting, as well as WC facilities. There is access to the workshop/warehouse via the offices entrance and offices themselves. 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

Available on a new full repairing and insuring lease at a rent of £40,000 per annum exclusive of rates, VAT & all other outgoings.

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	206.80	2,226
Office & WCs	37.92	408
TOTAL GIA	244.72	2,634
Site (useable, inc building)	0.28 acres (12,400 sq.ft)	

EPC Rating

Rating - D95

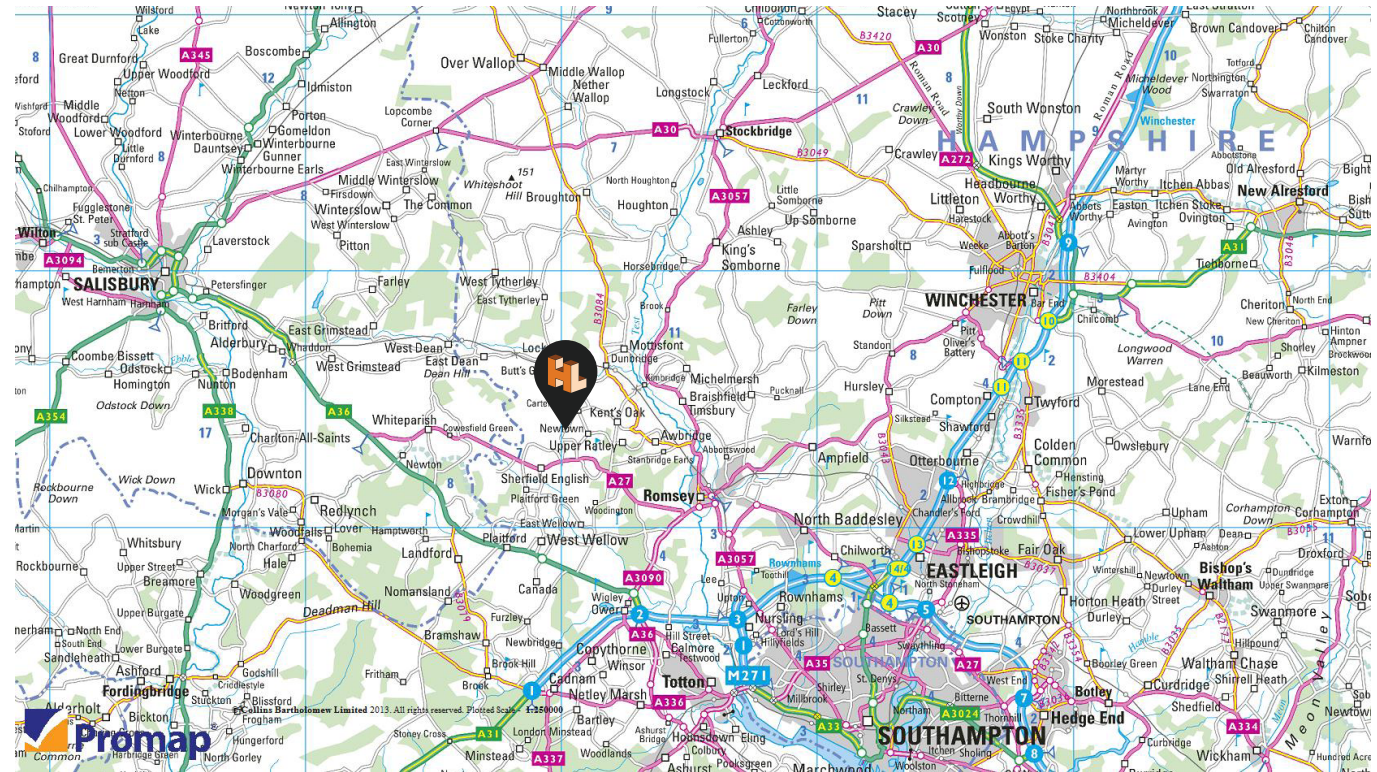
Rateable Value

Workshop and premises £27,000.

Source: www.tax.service.gov.uk/business-rates-find/search

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.



Viewing

Strictly by appointment with the sole agents Hellier Langston.

VAT

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

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.

Schedule an appointment

www.hlp.co.uk

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