



2 & 3 Westlink, Belbins Business Park,
Cuperham Lane, Romsey, Hampshire SO51 7AA
FOR SALE | Fully Income Producing Industrial Investment | Unit 2 - 1,080 sq.ft, Unit 3 - 1,887 sq.ft

 HELLIER
LANGSTON

Proposal

We are instructed to market the property for a guide price of **£628,000 exc. VAT** subject to contract, for the Freehold interests subject to the subsisting tenancies.

This reflects a **highly attractive Gross Initial Yield of 6.85%** on the contracted income.

Consideration will also be given to the sale of the units individually.

The freehold title extends to the boundaries of the buildings with rights to park (unit 2 - 5 spaces, Unit 3 - 5 spaces).

Accommodation

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

Unit	Sq. m	Sq. ft	EPC	Passing rent pa
Unit 2	100.33	1,080	C-56	£15,660.00
Unit 3	175.31	1,887	C-59	£27,361.50
TOTAL	275.64	2,967		£43,021.50

Description

The property is located within Belbins Business Park, a popular and well established industrial site originally built approximately 20 years ago which has experienced consistently high occupancy rates. The estate, which is located to the north east of Romsey town centre, consists of numerous blocks and detached units of varying sizes.

The two subject units, which are positioned adjacent each other, form part of Westlink, a section of Belbins Business Park that extends to 3 blocks and 17 units.

The subject units share a vehicular access way from the estate road, which leads to each unit's respective pedestrian door, loading door and allocated parking externally.

The units are of modern steel portal frame construction with part brick and part insulated profile steel wall and roof cladding with roof lights.

Internally Unit 2 is a warehouse with WC. Unit 3 is a machinery workshop and warehouse with WC and part fitted office located inside the front pedestrian door. There is an internal door between the office and workshop.

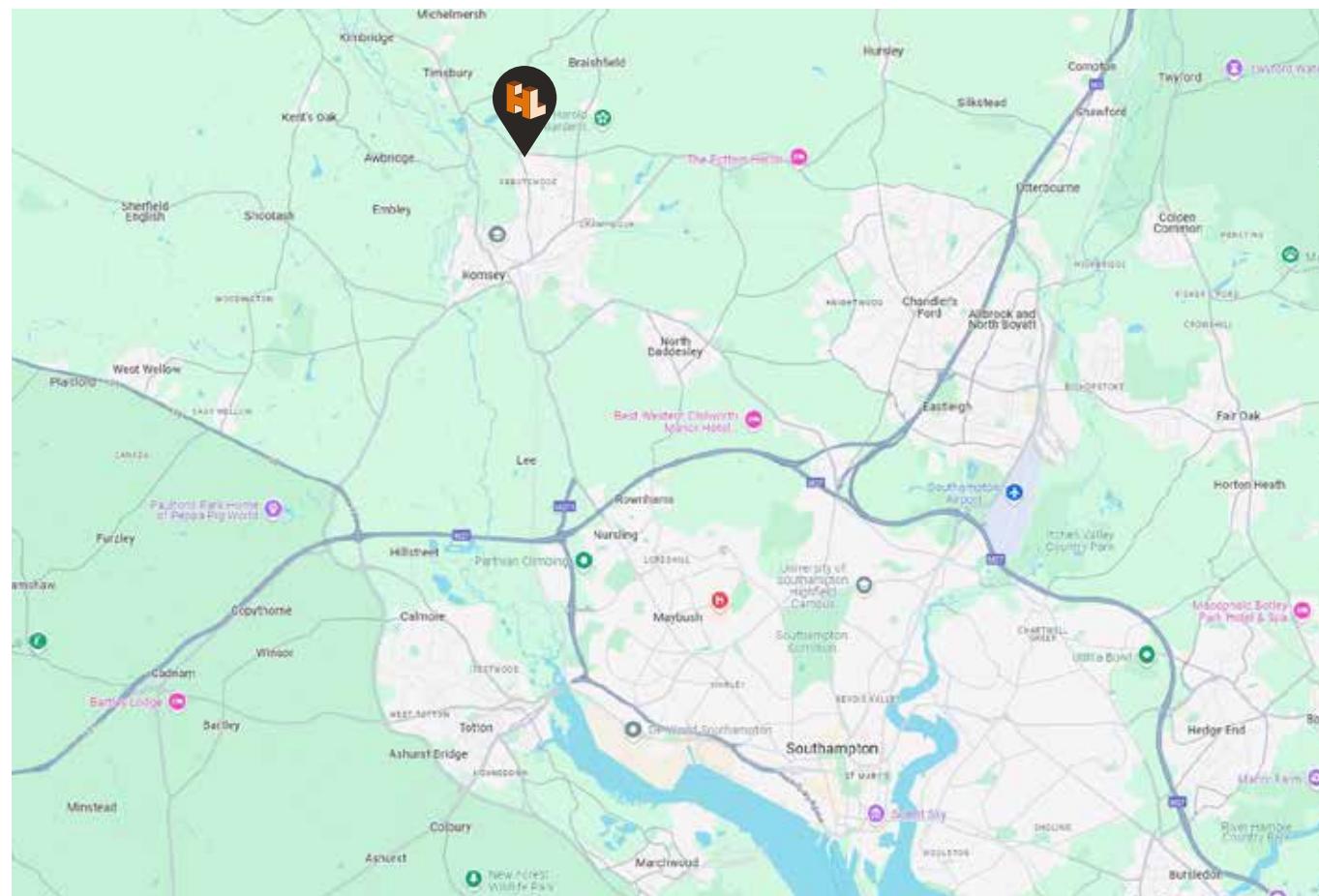


Location

Belbins Business Park is a successful modern development of industrial and business units located close to the junction of Cuperham Lane and Sandy Lane on the edge of the ancient market town of Romsey which is situated 7 miles northwest of Southampton and 11 miles southwest of Winchester.

The Business Park is situated approximately 3 miles north of the M27 and easily accessible from both junctions 2 and 3. The M27 also leads to the M3 London motorway. Southampton International Airport is located 8 miles to the southeast.

Southampton city centre is 10.50 miles and Southampton Docks 10.20 miles to the south via the M271.



Lease Schedule

Unit 2

Tenant	Tailor Made Kitchens Limited
Term	5 year FRI lease from 26th March 2024
Rent	£15,660 pa (£14.50 per sq.ft)
Rent Review	Open market upward only on the 3rd anniversary
Break Clause	NA
L&T Act	Excluded
Deposit	£2,745 inc VAT
Other	Tenant has been in occupation since 29/11/2016

Unit 3

Tenant	Private individual T/A Solent Premier Foams
Term	6 year FRI lease from 22nd July 2024
Rent	£27,361.50 pa (£14.50 per sq.ft)
Rent Review	Open market upward only on 3rd anniversary
Break Clause	Tenant only on the 3rd anniversary
L&T Act	Excluded
Deposit	No
Other	Tenant has been in occupation since 16/12/2003

Market Evidence

Date	Address	Area (sq.ft)	Headline Rent (psf)
Sep 2024	Unit 8 Winchester Hill Business Park, Romsey	1,894	£15.31
Sep 2024	Unit 8 Greatbridge Business Park, Romsey	2,595	£12.33
Aug 2024	Unit 2 Winchester Hill Business Park, Romsey	1,593	£15.07
Feb 2024	Unit 4 Winchester Hill Business Park, Romsey	2,239	£15.00
Dec 2022	Unit 11 Belbins Business Park, Romsey	1,754	£12.97
Dec 2022	Unit 12 Belbins Business Park, Romsey	1,428	£12.96

Planning

Planning permission approved on 24 May 2002 for the erection of industrial buildings, Class B1, Application No. TVS.01636/12, 13 & 15.

All parties are to rely on their own enquiries of the Local Authority.

Viewing

Strictly by appointment only with sole agents Hellier Langston.

VAT

The property is elected for VAT. It is intended that the sale will be treated by way of a Transfer of a Going Concern (TOGC).

AML

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.



Schedule an appointment

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