

UNIT 3 THE QUADRANGLE

ABBEY PARK INDUSTRIAL ESTATE, ROMSEY, SO51 9AQ

Preliminary Details

5,343 SQ FT
(496.4 SQ M)
**WAREHOUSE/
INDUSTRIAL
UNIT**

- Quality modern unit on popular and well managed Estate
- Full height electric loading door (w)5.3m (h) 5.6m
- 6.4m height to underside of roof truss.
- Fluorescent Strip lighting in main warehouse.
- Ground & First floor offices

For more information, contact:

Nick Tutton
T 023 8020 6313
F 023 8023 6588
Nick.tutton@cbre.com

CBRE
The Quay, 30 Channel Way
Ocean Village
Southampton, SO14 3TG
Tel: 023 8033 8811
Fax: 023 8023 6588

www.cbre.co.uk



Location

The Quadrangle is a well managed modern development of 11 units, situated on the popular and well established Abbey Park Industrial Estate. The estate itself is located to the south east of Romsey town centre, accessed via the A27 which in turn leads on to the A3057 and M271. Junction 3 of the M27 is within approximately 3 miles.

Abbey Park is a popular location for leading companies with occupiers on the estate including, Schlumberger, CDS, Talley Medical, SHB Hire, Thinking Space Systems to name but a few.

Description

The property is a mid terrace unit of concrete portal frame construction with steel truss roof and brick/block and profile clad elevations.

The ground floor area consists of a clear span warehouse / industrial area access via a full height loading door. There is also a reception / office area and WC facilities.

The first floor provides mainly open plan office accommodation together with addition WC facilities.

DISCLAIMER: CBRE Limited

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1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract.

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3. No person in the employment of CBRE Limited has any authority to make any representation or warranty whatsoever in relation to this property.

4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT

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Accommodation

The premises have been measured in accordance with the RICS Code of Measuring Practice (5th Edition) and the following approximate gross internal areas apply :-

Ground Floor	4,683 sq ft	435.1 sq m
First floor	660 sq ft	61.3 sq m
Total	5,343 sq ft	496.4 sq m

Please Note: The adjoining unit is also available to let to provide a combined floor area of circa 10,647 sq ft

Terms

The property is available on a new full repairing and insuring lease for a term to be agreed and incorporating 5 yearly rent reviews.

Rent

On application.

Rates

From our enquiries of Test Valley Borough Council, we understand the rateable value to be £26,500. Prospective tenants are advised to make their own enquiries of Test Valley Borough Council for confirmation.

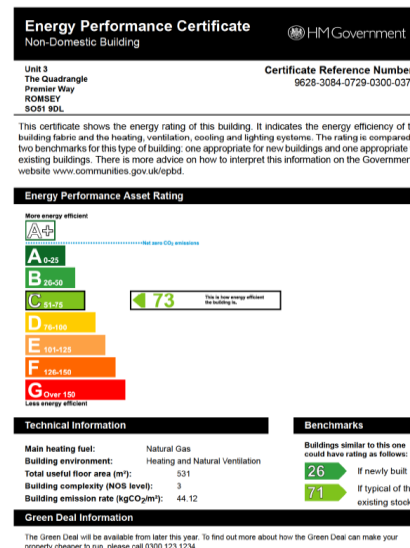
Service Charge

A service charge will be levied to cover the costs of maintenance and landscaping of the common parts of the estate.

Viewing

By appointment through the sole agent.

EPC



Date Prepared – Mar 2012

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