

# PROPERTY PARTICULARS

**TO LET**

## **Industrial/Agricultural Unit**

**Suitable for a variety of uses Subject to Planning**

**5,382 sq ft - 11,958 sq ft**

**(500 sq m - 1,110.90 sq m)**

**Rural location  
3 phase electricity**



**Berrys Pond Farm,  
Dunbridge Lane,  
Awbridge,  
Romsey, SO51 0GQ**

Harbour Lights, Maritime Walk, Ocean Village,  
Southampton, SO14 3TL

[www.keygrove.com](http://www.keygrove.com)

Keygrove is the trading name of Keygrove Commercial Limited

**Subject to Contract**

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.



## LOCATION

Dunbridge Lane links Awbridge and Kimbridge north of Romsey with access from the A3057 Stockbridge Road. Romsey is approximately 9 miles north west of Southampton and 4 miles from Junction 3 of the M27. The M3 Motorway and Southampton Airport are easily accessible via the M271 and M27.

## DESCRIPTION

The property comprises a detached former poultry building in a rural location with a concrete access drive. The building is constructed of insulated profiled steel with a concrete floor and fluorescent strip lighting with no natural light. There are loading doors to the front and rear of the property (3.0m wide and 3.0m high. Minimum roof height is 2.0m at the walls and 4.45m at the ridge. 3 phase electricity. Shared WC's. There is ample surfaced car parking /external storage on site with potential to extend the existing hardstanding area. The grain silo to the front of the property is to be removed by the landlord.

## ACCOMMODATION

Approximate gross internal floor area

<b>Main building</b>	<b>11,875 sq ft</b>	<b>1,103.19 sq m</b>
<b>Front store</b>	<b>83 sq ft</b>	<b>7.71 sq m</b>
<b>Total</b>	<b>11,958 sq ft</b>	<b>1,110.90 sq m</b>

## ALTERNATIVE ACCOMMODATION

Approximate gross internal floor area

<b>Main building</b>	<b>5299 sq ft</b>	<b>492.29 sq m</b>
<b>Front store</b>	<b>83 sq ft</b>	<b>7.71 sq m</b>
<b>Total</b>	<b>5,382 sq ft</b>	<b>500 sq m</b>

## TERMS

The premises are available on a new full repairing and insuring lease at an initial rent of £42,000 per annum exclusive. A lease of part of the building will also be considered. Please note that planning permission may be required to change from the previous agricultural use.

This property is also available as an approx. 500 sq m unit at a rent of £21,500 per annum exclusive with separate access and hardstanding area. We understand that a unit of this size would qualify for a variety of industrial uses under permitted development rights. Please contact us for further information.

## RENT

£21,500 - £42,000 per annum

## RATES

To be assessed.

## EPC

An EPC will be commissioned by the landlord.

## LEGAL COSTS

Parties to pay their own legal costs.

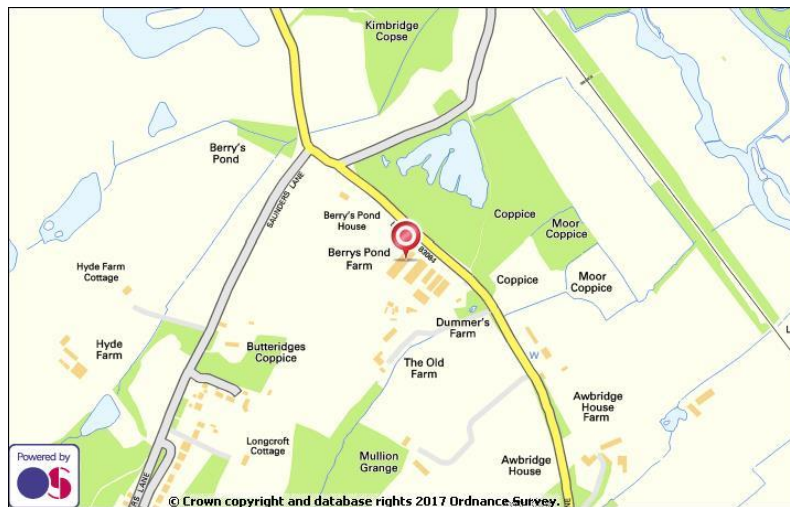
## VAT

We are advised that VAT will not be payable.





## Berrys Pond Farm, Dunbridge Lane, Awbridge, Romsey, SO51 0GQ



### VIEWING

Strictly by appointment through sole agents **KEYGROVE CHARTERED SURVEYORS**

**Keith Marwood**

**02380 835 964**

**km@keygrove.com**

**Andrew Archibald**

**023 8063 5333**

**ada@keygrove.com**

Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk).

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order.

Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

**Misrepresentation Act 1967** - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

**Finance Act 1989** - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transactions.

The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100033966