



Primmer Olds B·A·S

# TO LET

## Light Industrial/Warehouse Unit with First Floor Office

UNIT 1, THE WESTGATE CENTRE, PREMIER WAY, ROMSEY, HAMPSHIRE SO51 9DH

### Key Features

- Gross Internal Area 1,082.76 sq m (11,650 sq ft) + mezzanines
  - Close proximity to M271/M27
  - 2 x loading doors (front and side elevation)
- Nearby occupiers include, Talley Medical, SHB Hire, RS Sailing and Cedar Press
  - Allocated parking/yardage
  - 1st & 2nd Floor Mezzanines
- Passing rent £8.00 sq.ft (Market Rent circa £8.75 sq.ft) creating rental saving



Primmer Olds B·A·S  
61 Cromwell Road, Southampton,  
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Enquiries: Call us on 023 8022 2292



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

# Unit 1, The Westgate Centre, Premier Way

## DESCRIPTION

Abbey Park Industrial Estate is located on the A27 to the south east of Romsey. The Westgate Centre is a terrace of three Industrial/Warehouse Buildings. Abbey Park is home to occupiers including Talley Medical, SHB Hire, RS Sailing and Cedar Press amongst others. The property comprises an end of terrace steel portal-framed building with integral two storey office. The main warehouse/industrial area has a power-floated concrete floor, 6.0 metre min eaves height & 2 x loading doors. The office elements are carpeted with suspended ceilings with recessed lighting; perimeter trunking; WC's, showers and kitchen at ground level and further WC's and a kitchen at First Floor. Externally the unit benefits from substantial yardage/car parking to the front and rear of the property.

## ACCOMMODATION

Floors Areas	Sq Ft	Sq M
Ground Floor	8,877	824.67
First Floor	2,767	257.05
Mezzanine 1	5,097	473.51
Mezzanine 2	2,483	230.67
<b>Total</b>	<b>19,224</b>	<b>1,785.91</b>

Areas stated are measured on a Gross Internal Area and in accordance with the RICS Code of Measuring Practice 6th Edition



## PLANNING

We understand that the property has the benefit of Light Industrial and Warehouse consent, however interested parties are advised to contact the Test Valley Borough Planning Department for confirmation.

## RATES

Rateable Value        £69,000

Source - voa.gov.uk

The 2019/2020 standard multiplier is 0.504 (50.4 payable per £1). This determines what business rates are payable.

If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable.

All parties are advised to make their own enquiries for confirmation.

## EPC

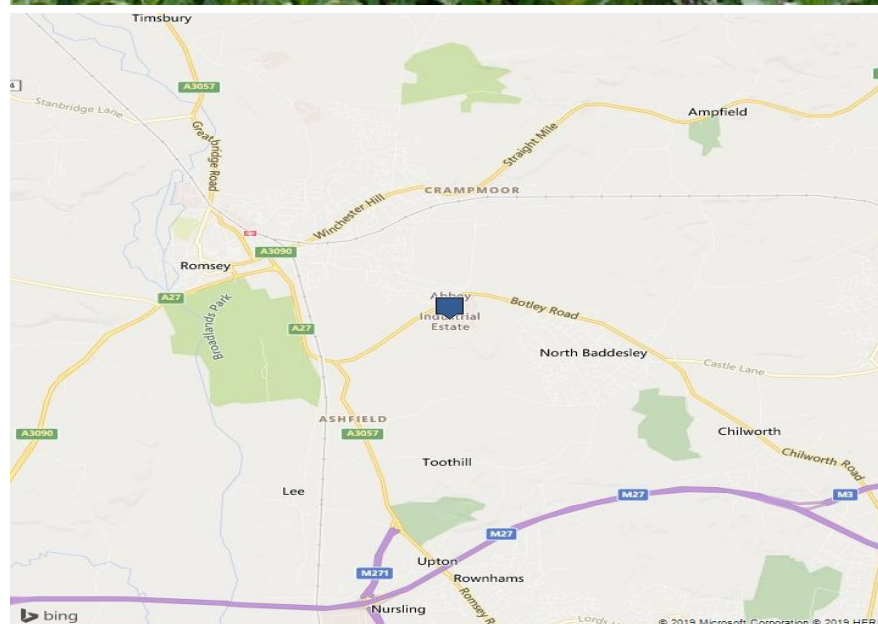
Asset Rating - C69

## TERMS

Available by way of an assignment of an existing lease originally granted for a term of 10 years from September 2017 at a passing rent of £93,155 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Note: There is to be a service charge levied to cover communal costs

Note: It is understood VAT is payable on rents.



VIEWING & FURTHER INFORMATION: CALL 023 8022 2292



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Property Misdescriptions Act 1991 - Services & Planning. We have not tested any of the service installations including heating and lighting. Prospective purchasers or tenants should satisfy themselves independently that appropriate connections exist and as to the state and condition of such items. Any plans included in these particulars are provided only to indicate the general location of the property. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. No representative of Primmer Olds B.A.S has any authority to make or give any representation or warranty whatsoever in relation to this property. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.



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