

FOR LEASE

# Unit 2 The Quadrangle

Abbey Park Industrial Estate  
Romsey  
SO51 9AQ

5,312 sq ft (493 sq m)



## 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, accessed via the A27 and approximately 3 miles from J3 of the M27.



## 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 accessed via a full height loading door. The property also benefits from office accommodation and WC facilities across the ground and first floor



## CONTACT US

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# Unit 2 The Quadrangle, Abbey Park Ind Est, Romsey

5,312 sq ft



## Accommodation

Floor	Size (ft <sup>2</sup> )	Size (m <sup>2</sup> )
Ground	4,632	430
First	680	63
Total	5,312	493



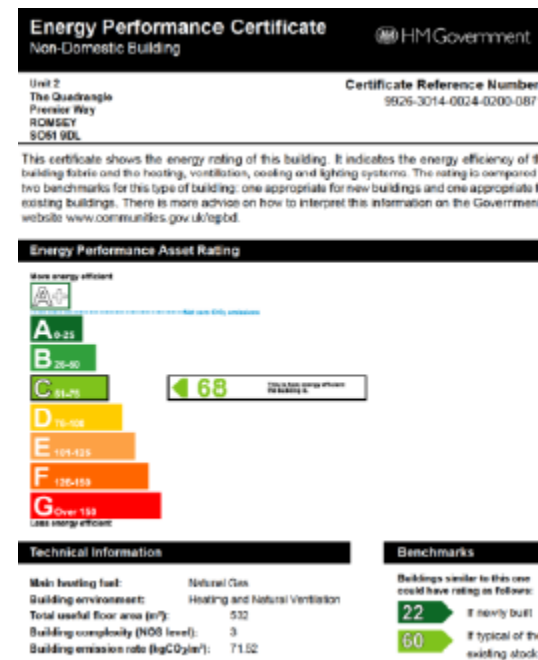
## Terms & Rent

The property is available on a new lease for a term to be agreed at an initial rent of £50,500 pa exclusive of all other outgoings.



## Rateable Value

It is understood the current rateable value for the property is £32,000. Prospective tenants are advised to make their own enquiries to the Local Authority, Test Valley Borough Council to confirm this information is correct.



Jan 19

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