

Primmer Olds B&A S

TO LET

New build business unit

AYLWARD HOUSE, 1A BELBINS BUSINESS PARK, CUPERNHAM LANE, ROMSEY, SO51 7JF

KEY FEATURES

- CONSTRUCTION NOW COMPLETE
- TOTAL GIA 219.44 sq m (2,362 sq ft)
 - New build unit
- Ground floor entrance plus warehouse/workshop
 - First floor offices
- Established modern business park
 - Good access to M271 /M27
 - 8 allocated parking spaces



Primmer Olds B&A S
61 Cromwell Road, Southampton,
Hampshire SO15 2JE
Enquiries: Call us on 023 8022 2292



Call us on 023 8022 2292

www.primmeroldsbas.co.uk

AYLWARD HOUSE, 1A BELBINS BUSINESS PARK

DESCRIPTION

Belbins Business Park is a successful modern development of industrial and business units located close to the junction of Cupernham Lane and Sandy Lane on the edge of Romsey.

Romsey is situated approximately 3 miles north of the M27 and easily accessible from both junctions 2 and 3. The A27 / A3057 provide access to the major arterial routes of the A303 to the north and the M27 to the south linking with the wider national motorway network.

The property comprises a new build two storey business unit with ground floor recessed glazed entrance leading to reception area, ground floor disabled WC and separate warehouse/ workshop space also accessible externally via an electric loading door. The first floor comprises fully fitted open plan office accommodation with suspended ceiling, inset lighting carpetting and perimeter trunking for power and data cabling..

PLANNING

Planning permission granted for the Erection of two storey B1 light industrial business unit. Application 18/01170/FULLS. Dated 7th August 2018.

All parties to make their own enquiries of the Local Authority for confirmation.

RATES

Rateable Value To be assessed on completion of build

Source – voa.gov.uk

The 2018/2019 multiplier is 0.493 (49.3p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

ACCOMMODATION

	Sq Ft	Sq M
Ground Floor Incorporating warehouse/ workshop/entrance/reception and disabled WC	1,160	107.78
First Floor Incorporating offices and WC	1,202	111.63
Total GIA	2,362	219.44

All areas have been measured from plan so are subject to final assessment on completion of build. Areas stated are on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition. First floor areas include those under 1.5m.

EPC

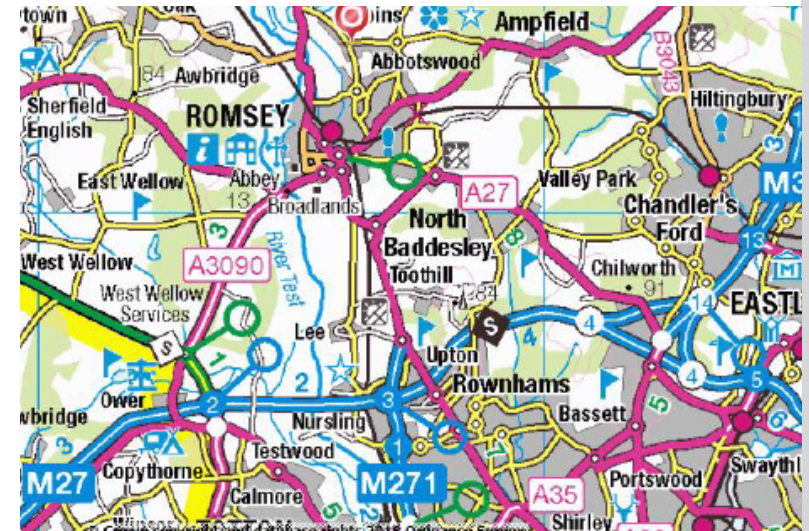
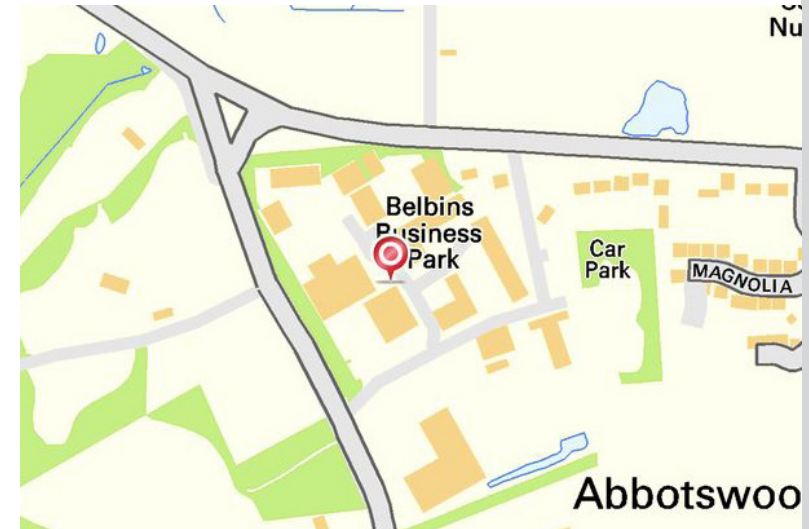
Rating To be assessed on completion of build.

TERMS

Available by way of a new Full Repairing and Insuring lease for a term to be agreed at an initial rental of **£29,500** per annum exclusive of all rates and other outgoings:

Note: 1. It is understood VAT is payable on rent

2. There is an estate charge levied to cover communal costs on the estate.



VIEWING & FURTHER INFORMATION: CALL 023 8022 2292



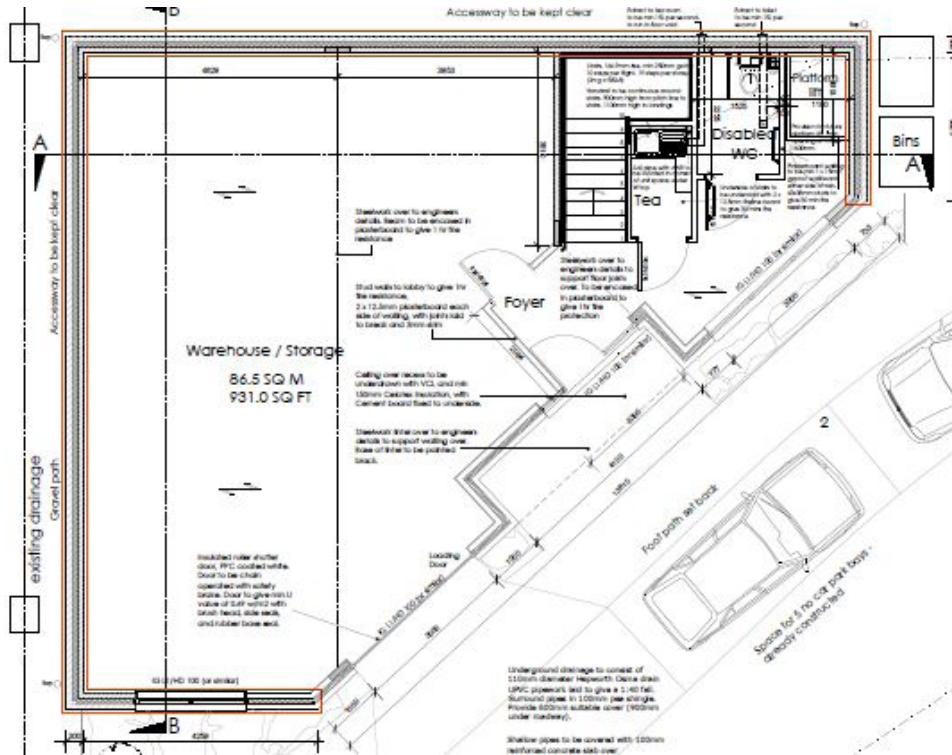
Patrick Mattison
Director
pmattison@primmeroldsbas.co.uk



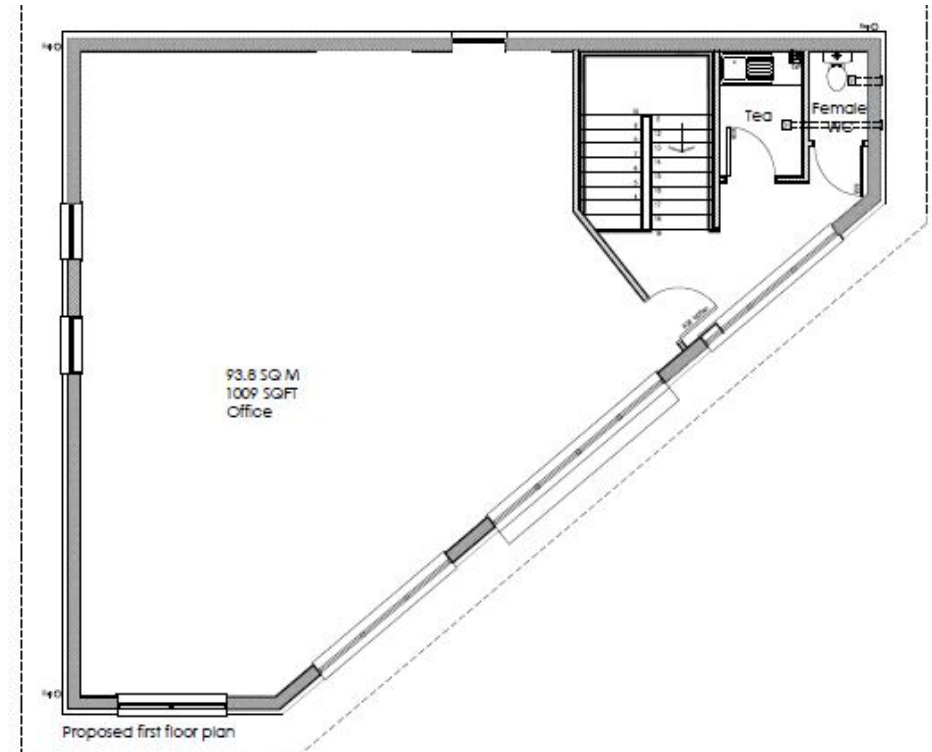
Roseanna Liddiard
Surveying Executive
rliddiard@primmeroldsbas.co.uk

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 (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT, in respect of any transaction.

AYLWARD HOUSE, 1A BELBINS BUSINESS PARK



Ground Floor Plan



First Floor Plan

For indicative purposes only not to be relied upon.

VIEWING & FURTHER INFORMATION: CALL 023 8022 2292



Patrick Mattison
Director
pmattison@primmeroldsbas.co.uk



Roseanna Liddiard
Surveying Executive
rliddiard@primmeroldsbas.co.uk

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 (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT, in respect of any transaction.

.....

AYLWARD HOUSE, 1A BELBINS BUSINESS PARK

.....



VIEWING & FURTHER INFORMATION: CALL 023 8022 2292



Patrick Mattison
Director
pmattison@primmeroldsbas.co.uk



Roseanna Liddiard
Surveying Executive
rliddiard@primmeroldsbas.co.uk

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 (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT, in respect of any transaction.