

UNIT 2 THE QUADRANGLE

ABBEY PARK INDUSTRIAL ESTATE, ROMSEY, SO51 9AQ

Preliminary Details

5,304 SQ FT
(492.74 SQ M)
**WAREHOUSE/
INDUSTRIAL
UNIT**

- Quality modern unit on popular and well managed Estate
- Full height electric loading door
- 6.4m height to underside of roof truss.
- Sodium lighting & Gas warm air blowers in main warehouse

For more information,
contact:

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CBRE

The Quay, 30 Channel Way
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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	4,624 sq ft	429.6 sq m
First floor	680 sq ft	63.14 sq m

Total	5,304 sq ft	492.74 sq m
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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 £27,000. Prospective tenants are advised to make their own enquiries of Test Valley Borough Council for confirmation.

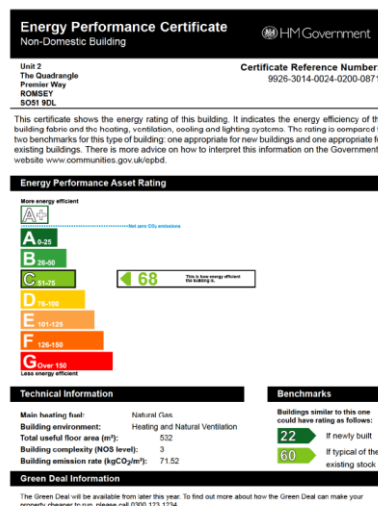
Service Charge

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 – Dec 2011

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