



Unit 1 The Quadrangle

ABBAY PARK INDUSTRIAL ESTATE, ROMSEY, SO51 9DL



To Be Fully
Refurbished

TO LET

Industrial/Warehouse End of Terrace

3 Miles from Junction 3, M27

5,214 sq ft (484.37 sq m)

Description

The Quadrangle is a well managed, modern development of 11 units situated on the popular and well established Abbey Park Industrial Estate. The property is a semi-detached unit of concrete portal frame construction with steel truss roof and brick/block and profile clad elevations. The height to the underside of the roof truss is 6.4m. The ground floor area consists mainly of a clear span warehouse/industrial area accessed via a large manual up and over loading door 5.3m (w) x 5.7m (h). Office accommodation and WC facilities are provided on the first floor. The property is to be extensively refurbished.

Specification

- TO BE FULLY REFURBISHED
- 6.4m to underside haunch
- Manual up and over loading door – 5.3m (w) x 5.7m (h)
- Bricked paved loading apron
- 10 car parking spaces
- EPC Rating – D80 (to be reassessed post refurbishment)



Floor Area	Sq Ft	Sq M
Warehouse, Reception & Ancillary	4,572	424.71
First Floor Offices	642	59.66
Total Floor Area (GIA)	5,214	484.37

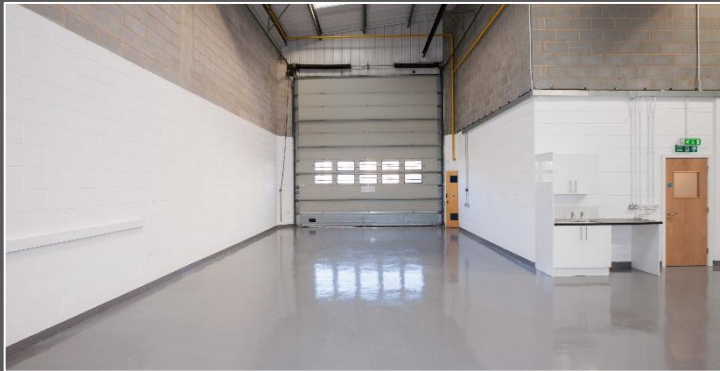
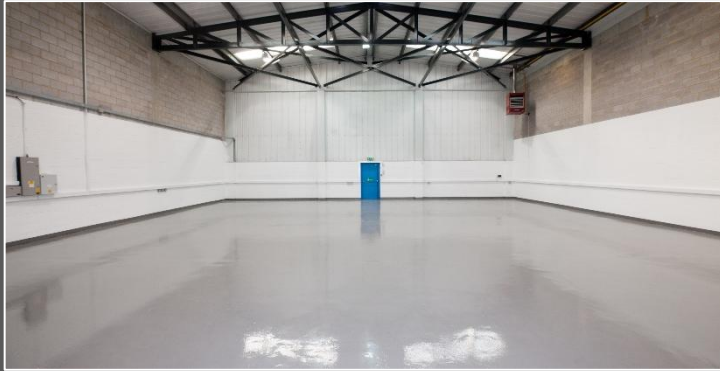


Current – Pre-Refurbishment



Estate Images





Indicative Images – Refurbishment of Unit 2 The Quadrangle



Location

Abbey Park Industrial Estate is located to the south east of Romsey, accessed via the A27 and approximately 3 miles from J3 of the M27. Romsey mainline railway station is approximately 2.2 miles to the west and provides services to Southampton and Bristol.

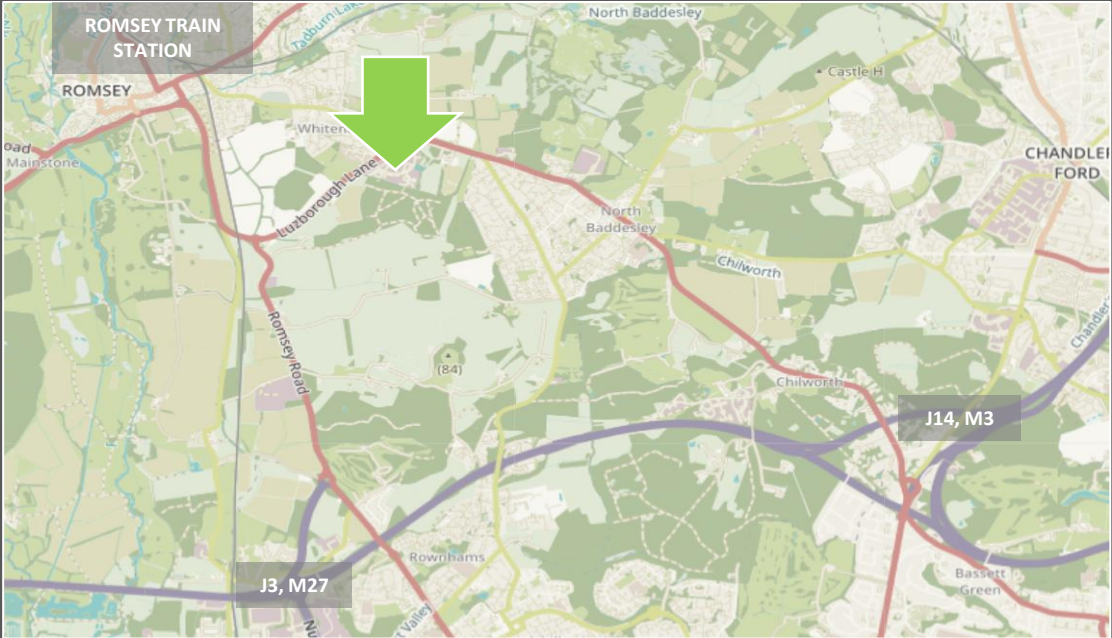
Terms

The property is available on a new lease for a term to be agreed at a rent of £13.00 psf pa exclusive of all other outgoings on the basis of a full refurbishment.

Business Rates

Rateable Value - £44,250. All enquiries to Test Valley Borough Council [Find a business rates valuation](#) - GOV.UK (www.gov.uk)

Destinations	Miles
Junction 3, M27	3.2
Junction 14, M3	7.2
Romsey Railway Station	1.9
Southampton International Airport	8.7
Southampton	7.1
Winchester	12.3



Unit 1 The Quadrangle, Abbey Park Industrial Estate, Romsey

SAT NAV: SO51 9DL

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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