



**HELLIER
LANGSTON**
Commercial Property Consultants

TO LET

**The Dell, Doctor's Hill, Sherfield English,
Romsey SO51 6JT**
Detached Workshop/Warehouse, Office and Yard



KEY FEATURES

GIA - 243.68sq. m. (2,623 sq. ft.)

Industrial unit with offices

Tarmac and concrete yard

New lease

Close proximity to A36 & M27 J2

Self-contained site

Call us on: **02382 022 111**

Visit: **www.hlp.co.uk**

Hellier Langston

Enterprise House, Ocean Village
Southampton SO14 3XB

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Description

The building comprises a detached industrial/warehouse unit with modern roof covering and full height concertina loading door. Attached to the front elevation of the warehouse is a single storey flat roof forming part of the office accommodation. The largely open plan office extends in to part of the warehouse, which could be altered subject to landlord approval.

The site provides yard and extensive parking made over to part concrete part tarmac. Access is via a secure gate.

Accommodation

The property has been measured and has the following approximate gross internal areas:

	sq. m.	sq. ft.
Industrial/Office Building	243.68	2,623

Planning

It is understood the property has had a range of industrial uses historically. All parties are advised to make their own enquiring of the local authority for confirmation as to the current permitted use.

Terms

Available on a new full repairing and insuring lease for a term to be agreed.

Rent

£40,000 per annum exclusive

VAT

All prices quoted are exclusive of VAT.

Rateable Value

Workshop and premises - £27,000
Rates payable (0.512) - £13,824 pa.

Source:

www.tax.service.gov.uk/business-rates-find/search

Energy Performance Certificate

Rating – D95

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Code for Leasing Business Premises

The Code of Leasing Business Premises in England and Wales strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or Solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.



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Location

The property is located within Sherfield English approximately 6 miles to the north of Junction 2 M27 providing excellent road links across the south coast and London via the M3. The property is largely surrounded by countryside.

Viewing

Strictly by appointment through sole agents Hellier Langston.



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