

**On the instructions of HBOS Plc
Unit 3 Greatbridge Business Park,
Romsey, Hampshire, SO51 0HA**



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**UNIT 3 GREATBRIDGE BUSINESS PARK,
ROMSEY, HAMPSHIRE, SO51 0HA**

Freehold For Sale

Mid terraced industrial unit comprising:

- Warehouse and partially completed office space at first floor level
 - Mezzanine storage
- Approximately 2,770 sq ft

**Edward
Symmons**

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LOCATION

The subject property is located within the Greatbridge Industrial Estate in an established industrial area of Romsey.

The property is accessed from Budds Lane just off the main A3057 (Greatbridge Road) which connects the M27 with Stockbridge, Andover and the A303 to the north.

DESCRIPTION

The subject property comprises a mid terraced industrial unit, built in the 1970's with ground and first floor office accommodation and mezzanine storage area.

The property is of brick / block lower elevations with metal cladding above and concrete flooring. The pitched roof is of single skin fibre board roof panels and supported by a concrete frame.

The warehouse accommodation includes a w.c. / shower room, kitchen area, storage room, two perimeter offices and trade counter unit at the entrance.

Within the warehouse is a small mezzanine floor, which has been added to provide additional storage accommodation.

The yard area provides unmarked car parking for approximately 4 vehicles on a part concrete surface.

ACCOMMODATION

Approximate Gross Internal Areas:

Ground Floor

Warehouse / Reception - 2,073 sq ft

Offices - 226 sq ft

Kitchen / w.c. / shower room - 74 sq ft

First Floor

Offices - 285 sq ft

Sotre and w.c. - 75 sq ft

Mezzanine (storage) - 409 sq ft

LOCAL AUTHORITY

Test Valley Borough Council

Telephone: 01794 527700



PRICE

Offers sought for the benefit of the freehold interest.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly through sole agents:-

Edward Symmons LLP

3 Lake Court, Hursley, Hampshire, SO21 2LD

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