

## LIGHT INDUSTRIAL UNIT



- Located within a short distance of J3 M27, M271 and A3054
- Rural location but with access to main road network
- Industrial Unit with offices. Eaves height – 10'4
- 3 Car Parking spaces included together with visitors parking

# TO LET

**Unit 3, Grove Park, Upton Lane  
Nursling, Southampton SO16 0XY  
1,539 ft<sup>2</sup> (142.98 m<sup>2</sup>) with car parking**

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STRICTLY SUBJECT TO CONTRACT. ALL MEASUREMENTS APPROXIMATE

These particulars do not constitute any offer or contract and although believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any contract. Services have not been tested and no warranty is given as the condition of the property or services. Interested parties should satisfy themselves as necessary, as to the structural integrity of the property and condition/working order of services, plant and equipment.

## Location

Grove Park is approached via a gated driveway from Upton Lane. It is situated a short distance from the A3054 Romsey Road. Upton Lane is accessed from A3054 Romsey Road opposite Romsey Golf Club. It is a short distance from the M271 and J3 M27. It therefore has good access to the main road network of the area and also to Romsey (approx 4 miles) and Southampton (approx 6 miles).

## Description

Grove Park is a mixed office and industrial centre. The industrial unit is at the end of terrace of a various sized workshop units.

The unit has an eaves height of approx 10'4 with roller shutter access door. There are offices with gas fired central heating, together with kitchen and WC.

There are 3 allocated car parking spaces on site for the unit together with shared communal visitor parking.

## Specification

- Good access to J3 M27 & M271
- Industrial unit with offices
- 3 car parking spaces
- Shared visitors parking
- Eaves Height 10'4
- Gas central heating to offices

## Energy Performance Certificate

The premises have an energy performance asset rating of 64 (band C). A copy of the certificate is available for inspection.



## Accommodation Summary

The property has been measured on a gross internal basis) as follows:-

	m <sup>2</sup>	ft <sup>2</sup>
<b>Workshop &amp; offices</b>	142.98	1,539

## Car Parking

3 spaces are included with the accommodation.

## Lease Term

The property is available to let on a new lease for a term to be agreed. The tenant will be responsible for internal repairs and decorations, building insurance, business rates and utility costs.

## Rent

£21,000 per annum exclusive of VAT and business rates.

## Business Rates

The VOA have assessed the offices on the 2023 Rating list with a Rateable Value of £11,000.

Some occupiers may be able to benefit from small business rates relief. Prospective tenants should make enquiries direct of Test Valley District Council.

## Legal Costs

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

## Viewing and Further Information

Strictly by appointment with the sole agent through whom all negotiations must be conducted:-

**Richard Pullen, Pullen Associates**

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