

# NEW BUILD OFFICE DEVELOPMENT

THE GRANGE, ROMSEY ROAD, STONEYMARSH, ROMSEY, SO51 0AE

LAST  
UNITS  
REMAINING



THE GRANGE  
STONEYMARSH, ROMSEY

FLEXIBLE TERMS AVAILABLE



346 - 3147 SQ.FT. (32.1 - 292.3 SQ.M.) | AMPLE CAR PARKING SPACES | AIR CONDITIONING | EPC GRADE A



# THE GRANGE

STONEYMARSH, ROMSEY

**The Grange** is located on the A3057 between Romsey and Kings Somborne, 3 miles north of Romsey. It is well connected, being 6 miles from the M271, 8 miles from the M3 and 15 miles from the A34.

The office development site is immediately opposite the completed and fully occupied Phase 1 The Grange.

The new development provides 6 self-contained, two storey office buildings providing unit sizes from 1,269 - 5,447 sq.ft. IPMS 3 (net internal area). There is ample car parking for 30 cars immediately adjacent to the offices and a further 36 car spaces in a rear car park.

## TERMS

The premises are available on new full repairing and insuring leases at initial rents from £15.00 per sq.ft. per annum exclusive calculated on IPMS 3 (net internal area).

## SERVICE CHARGE

There will be a service charge payable in respect of this property. Further information is available on request.

## RATES

Interested parties are required to make enquiries of the VOA.

## EPC

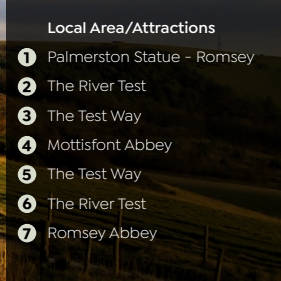
EPC rating A, EPCs available on request.

## LEGAL COSTS

Parties to pay their own legal costs.

## VAT

We are advised that VAT will be payable.



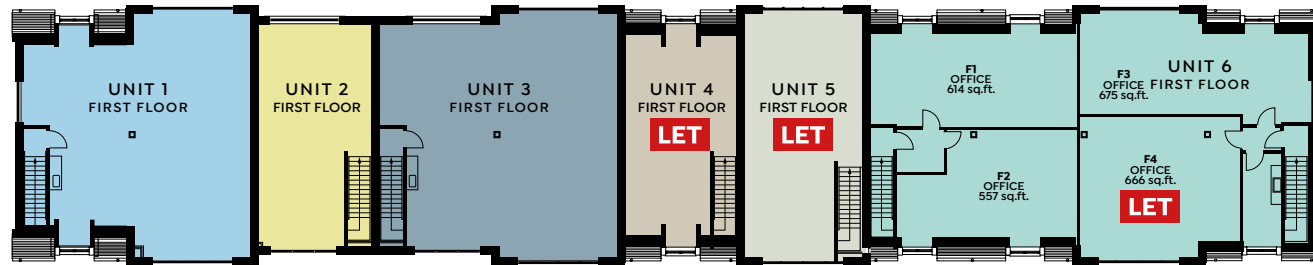
### Local Area/Attractions

- 1 Palmerston Statue - Romsey
- 2 The River Test
- 3 The Test Way
- 4 Mottisfont Abbey
- 5 The Test Way
- 6 The River Test
- 7 Romsey Abbey



UNIT	GROUND FLOOR AREA		FIRST FLOOR AREA		TOTAL AREA	
	Ground Floor	Ground Floor	First Floor	First Floor	Total Area	Total Area
Unit 1	-	-	144.5 m <sup>2</sup>	1556 ft <sup>2</sup>	<b>144.5 m<sup>2</sup></b>	<b>1556 ft<sup>2</sup></b>
Unit 2	52.7 m <sup>2</sup>	568 ft <sup>2</sup>	66.5 m <sup>2</sup>	716 ft <sup>2</sup>	<b>119.2 m<sup>2</sup></b>	<b>1283 ft<sup>2</sup></b>
Unit 3	140 m <sup>2</sup>	1507 ft <sup>2</sup>	152.4 m <sup>2</sup>	1640 ft <sup>2</sup>	<b>292.4 m<sup>2</sup></b>	<b>825 ft<sup>2</sup></b>
Unit 6	-	-	174.5 m <sup>2</sup>	1881 ft <sup>2</sup>	<b>174.5 m<sup>2</sup></b>	<b>1881 ft<sup>2</sup></b>
Unit 6 - G1/F1	32.1 m <sup>2</sup>	345 ft <sup>2</sup>	57.1 m <sup>2</sup>	614 ft <sup>2</sup>	<b>57.1 m<sup>2</sup></b>	<b>614 ft<sup>2</sup></b>
Unit 6 - F2	-	-	51.8 m <sup>2</sup>	557 ft <sup>2</sup>	<b>51.8 m<sup>2</sup></b>	<b>557 ft<sup>2</sup></b>
Unit 6 - F3	-	-	62.7 m <sup>2</sup>	675 ft <sup>2</sup>	<b>62.7 m<sup>2</sup></b>	<b>675 ft<sup>2</sup></b>

**FIRST FLOOR**



**GROUND FLOOR**

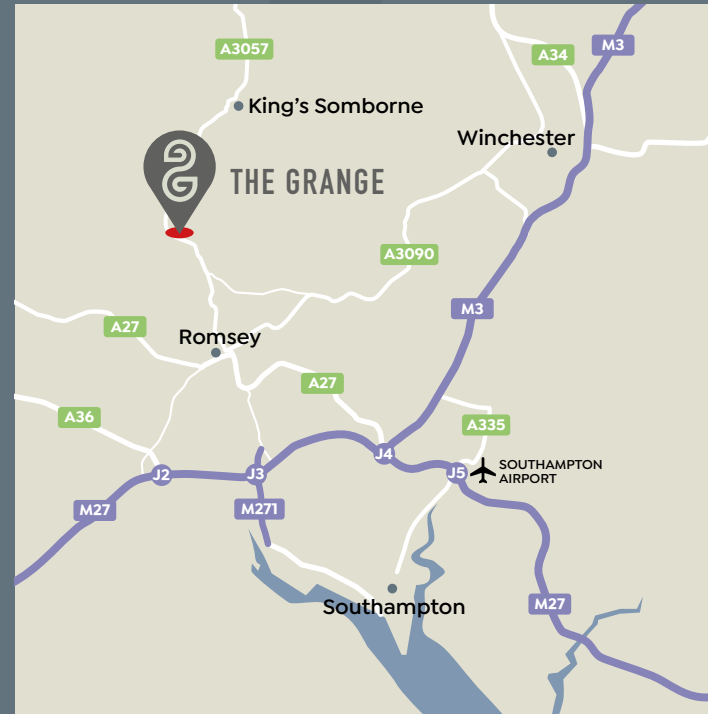




Viewing is strictly by appointment  
only through agents  
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**Subject to Contract**

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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