

TO LET

**WORKSHOP / STORAGE
PREMISES**

**Unit 2
Millfield
Queensway
New Milton
Hampshire
BH25 5NN**

1,350 sq ft (125 sq m)
Approx gross internal area

£12,500 + VAT per annum exclusive



Reference: SJT/10185

LOCATION

The property is located within a small modern development on the well established Stem Lane Industrial Estate, New Milton, with access to the A35 junction at Hinton via Gore Road/Walkford Road. The A35 gives access towards the commercial centres of Christchurch and Bournemouth

DESCRIPTION

The premises comprise a mid-terrace unit of brick/block elevations with a steel portal frame supporting a pitched roof incorporating translucent daylight panels.

Features include:-

- ❖ Personnel door
- ❖ Reception / office
- ❖ Sliding steel concertina style loading door measuring 2.5m wide x 2.9m high
- ❖ Internal eaves height approx 3.2m
- ❖ WC facility
- ❖ Car parking and access for loading

SERVICES

We recommend prospective occupiers make their own enquiries as to the availability and capacity of all utility services.

PLANNING

In accordance with our normal practice we advise all interested parties to make their own enquiries through the planning department of New Forest District Council Planning Department (tel. 02380 285345) in connection with their own proposed use of the property.

TENURE

The property is available to let on a new full repairing and insuring lease for a term to be agreed, incorporating upward only open market rent reviews.

THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.

RENT

£12,500 + VAT per annum exclusive

The rent quoted is exclusive of business rates, VAT, insurance premium, service charge, utilities and all other outgoings.

BUSINESS RATES (source: www.voa.gov.uk)

Rateable Value: £10,500 (April 2023 to present)

LEGAL COSTS

The incoming tenant will be responsible for the landlord's reasonable legal costs incurred in the preparation and completion of the legal documentation.

SERVICE CHARGE

Premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts etc. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band D (80)

The full EPC and recommendations report are available on request.

ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed [HERE](#)

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agent:-



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