

TO LET

TOWN CENTRE OFFICE

1,042 SQ FT // 97 SQ M

100% SMALL BUSINESS RATES
RELIEF AVAILABLE (SUBJECT TO TERMS)



BUSINESS SPACE

goadsby

FIRST FLOOR OFFICES, LINDEN HOUSE
95/97 STATION ROAD, NEW MILTON, HANTS, BH25 6JJ

SUMMARY >

- TOWN CENTRE OFFICE ACCOMMODATION
- COMPRISING 5 INDIVIDUAL OFFICES
- 1 ALLOCATED PARKING SPACE

RENT: £9,950 PER ANNUM EXCL.



REF:
o22520

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Location

Linden House is situated on Station Road which is the main road through New Milton's High Street. The premises are approximately 0.3 miles distant from New Milton train station which provides a regular intercity service to London Waterloo.

New Milton high street benefits from a range of retail and banking facilities.

Description

The first floor offices are accessed through the rear of the property and consist of 6 offices and a kitchenette. The offices benefit from the following specification:

- Carpets
- Lighting
- UPVC windows
- Perimeter trunking
- Electric heaters
- WC facilities
- Kitchenette

Externally there is 1 allocated car parking space.

Accommodation

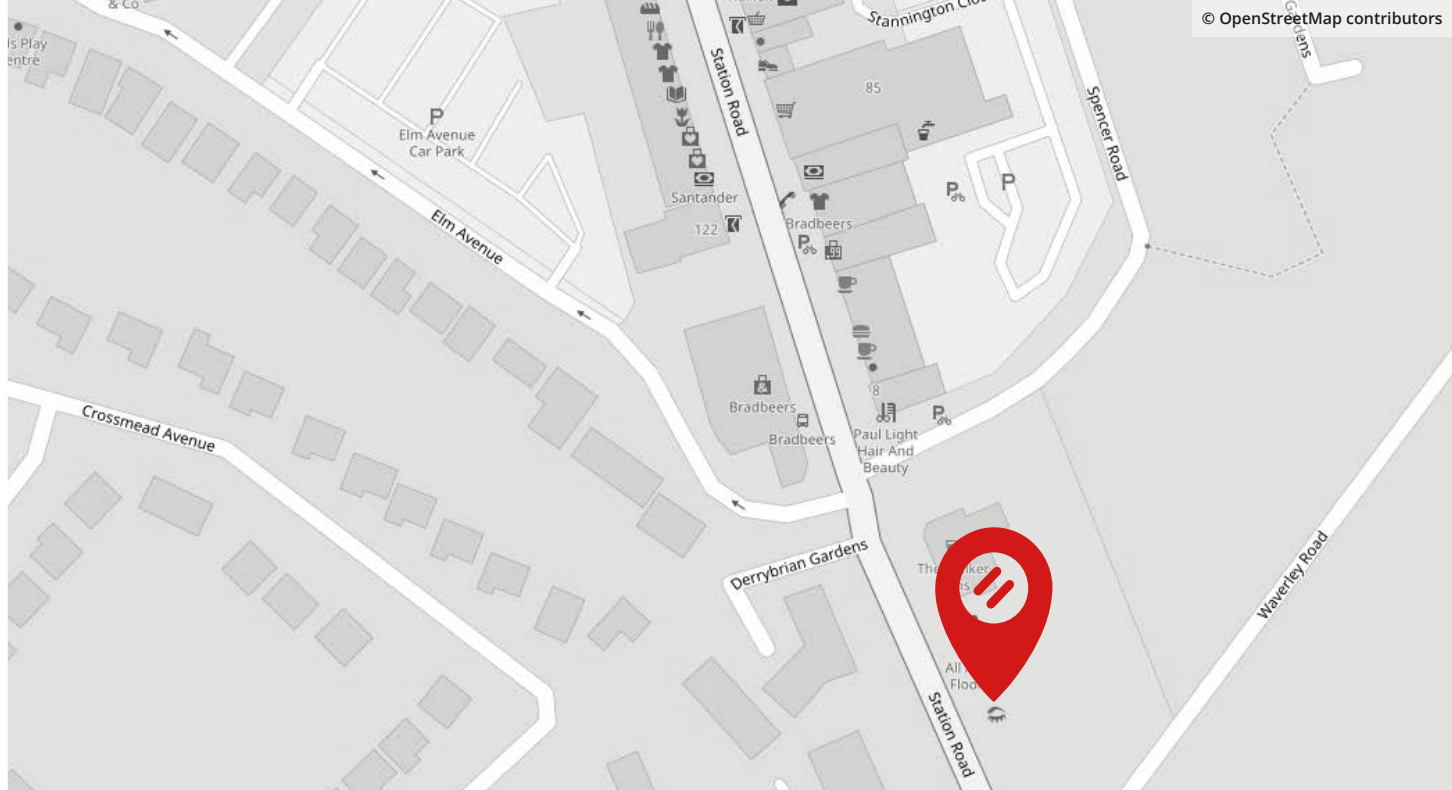
	sq m	sq ft
Office 1	31	338
Office 2	10	104
Office 3	17	180
Office 4	14	147
Office 5	16	174
Kitchen	9	99

Total IPMS3 office area approx.	97	1,042
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The property has been measured in accordance with RICS Property Measurement (2nd edn).

Rent

£9,950 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and any other outgoings payable quarterly in advance by standing order.





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Rateable Value

£10,750 (from 02.08.2018)

£10,750 (from 01.04.2023)

100% Small Business Rates Relief is currently available on properties with a rateable value of £12,000 or less (subject to conditions).

Service Charge

A service charge may be payable in respect of the upkeep, management and maintenance of the common parts of the premises. Interested parties are advised to make further enquiries.

Legal Costs

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

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

EPC Rating

E - 116

Viewing

Strictly by prior appointment through the sole agents Goadsby, through whom all negotiations must be conducted.



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Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

[goadsby.com](https://www.goadsby.com)