

**NEW OVER CLAD
WAREHOUSE ROOF**



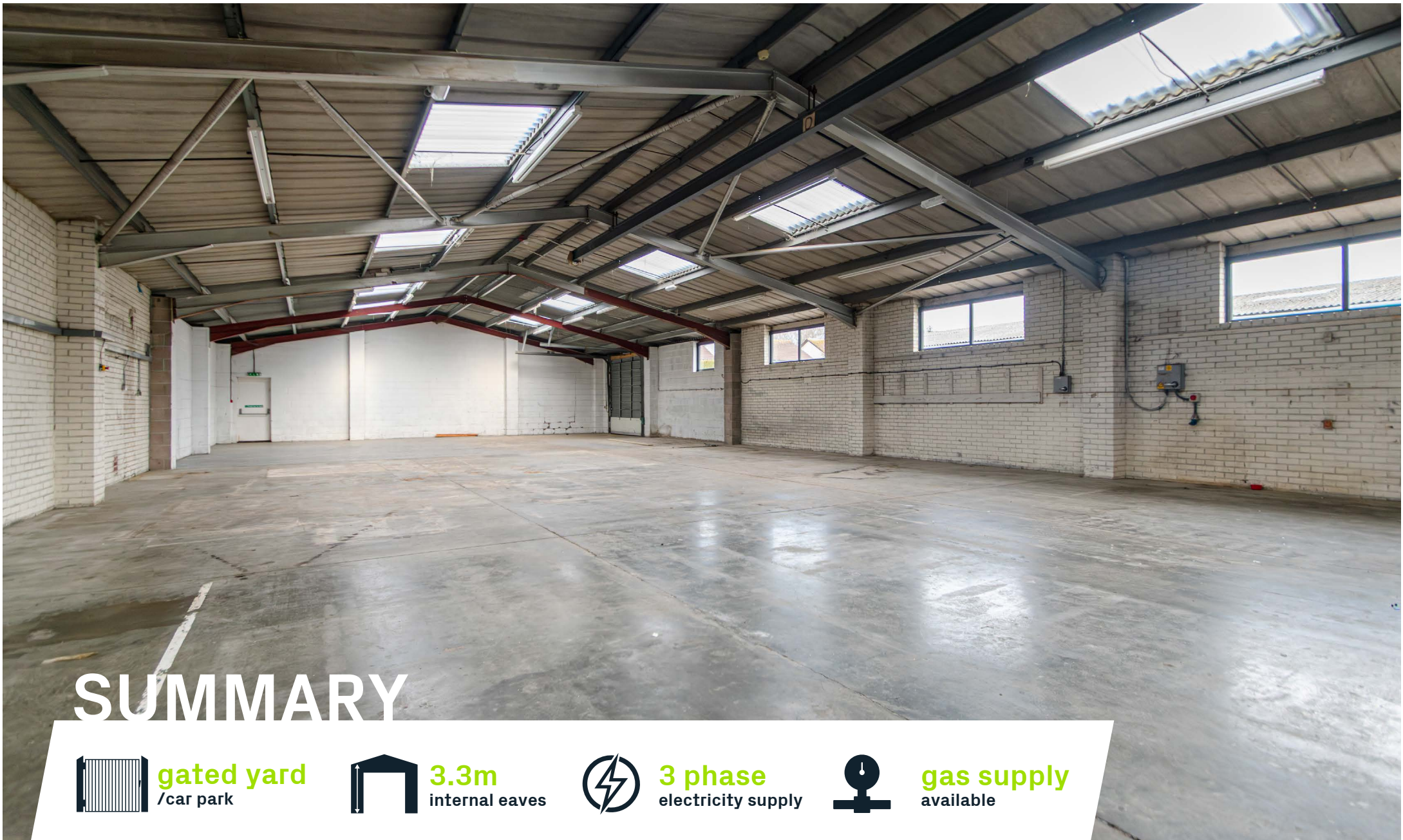
TO LET

**DETACHED INDUSTRIAL/
WAREHOUSE PREMISES**

PLUS YARD/CAR PARK

513 SQ M // 5,527 SQ FT

UNIT 2 QUEENSWAY, STEM LANE INDUSTRIAL ESTATE, NEW MILTON, HAMPSHIRE, BH25 5NN



SUMMARY



gated yard
/car park



3.3m
internal eaves



3 phase
electricity supply



gas supply
available

RENT: £45,000 PER ANNUM EXCL.

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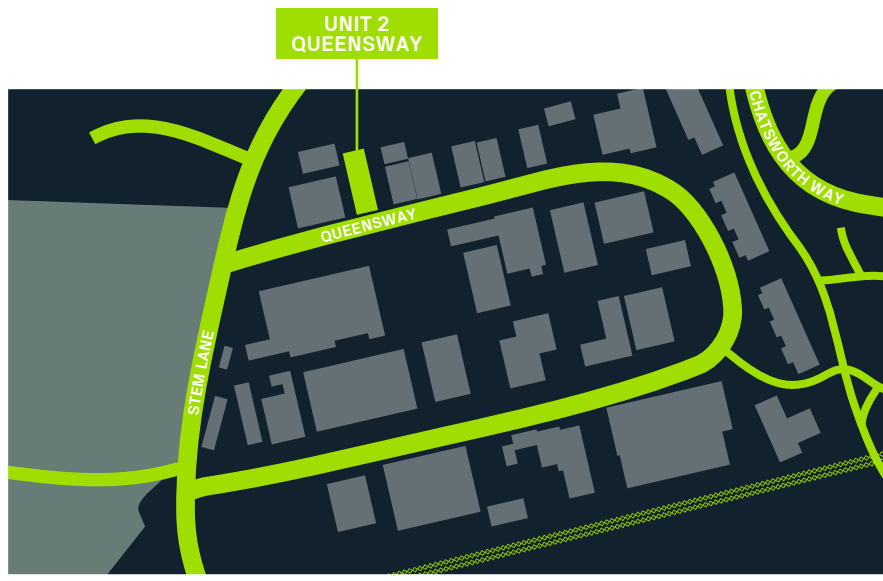
DESCRIPTION

These detached industrial premises are of brick construction with a new over clad pitched roof incorporating new daylight panels supported upon a steel portal frame. There is a two storey brick construction office/stores section with new double glazed windows at ground and first floor level with a flat roof. There is a sectional up and over door measuring approximately 3m wide x 3m high. The internal eaves height is approximately 3.3m and the ground floor is concrete. There is a personnel door providing access to the ground floor stores & first floor office accommodation which benefits from carpets and lighting. The ground floor warehouse is currently used for manufacturing and there are male and female WC facilities, kitchenette, break out area and office also located on the ground floor.

3 phase electricity is available and gas supply.

Externally, there is a tarmacadam forecourt providing car-parking and external rear yard.





LOCATION

Stem Lane Industrial Estate is an established location of industry situated approximately 1 mile west of New Milton Town Centre. Stem Lane provides access to the B3055 Bashley Cross Road which connects to the main A35 Lyndhurst Road ultimately providing access to the M27 motorway networks.



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ACCOMMODATION

| | sq m | sq ft |
|---------------------|------|-------|
| Factory | 405 | 4,363 |
| Ground floor office | 54 | 582 |
| First floor offices | 54 | 582 |

| | | |
|--|------------|--------------|
| Total gross internal area approx. | 513 | 5,527 |
|--|------------|--------------|

The property has been measured in accordance with the 6th Edition of the RICS Code of Measuring Practice.

RENT

£45,000 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

LEASE

The premises are available to let by way of a new full repairing and insuring lease incorporating upward only open market rent reviews every 3 years.

RATEABLE VALUE

£35,750 (from 1.4.23)

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.

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.

LEGAL COSTS

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

SERVICE CHARGE

A service charge may be payable. Interested parties are advised to make further enquiries through the agent.

EPC RATING

To be assessed.

VIEWINGS

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](#).

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.