

# TO LET

## INDUSTRIAL/WAREHOUSE PREMISES

800 SQ FT // 74 SQ M

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

BUSINESS SPACE

goadsby

**UNIT 13 WILLIAMS INDUSTRIAL PARK**  
GORE ROAD, NEW MILTON, HAMPSHIRE, BH25 6SH



## SUMMARY >

- FORECOURT PARKING
- APPROXIMATELY 2 MILES FROM THE A35
- FIRST FLOOR MEZZANINE
- 100% SMALL BUSINESS RATES RELIEF AVAILABLE SUBJECT TO TERMS

**RENT: £8,950** PER ANNUM EXCL.



Forecourt  
Parking



E - 121  
EPC Rating

REF:  
w83609

**UNIT 13 WILLIAMS INDUSTRIAL PARK**  
GORE ROAD, NEW MILTON, HAMPSHIRE, BH25 6SH



## Location

- Williams Industrial Park is accessed via Gore Road which lies approximately 1 mile to the west of New Milton Town Centre
- The A35 is approximately 2 miles to the west providing access to the established commercial centres of Bournemouth and Christchurch
- The A31 dual carriageway also provides links to the M27/M3 motorway networks

## Description

- End terrace
- Brick outer, blockwork inner wall construction
- Steel cladding to upper elevations
- Mono pitched roof incorporating translucent daylight panels
- Steel portal frame
- Internal eaves height of c. 4.27 m
- Roller shutter door measuring c. 2.4m wide x 3m high
- Concrete ground floor
- First floor mezzanine
- Reception/office area
- Separate personnel door
- 3 phase electricity
- Tarmacadam forecourt
- Gas & water

## Accommodation

sq m sq ft

Ground floor

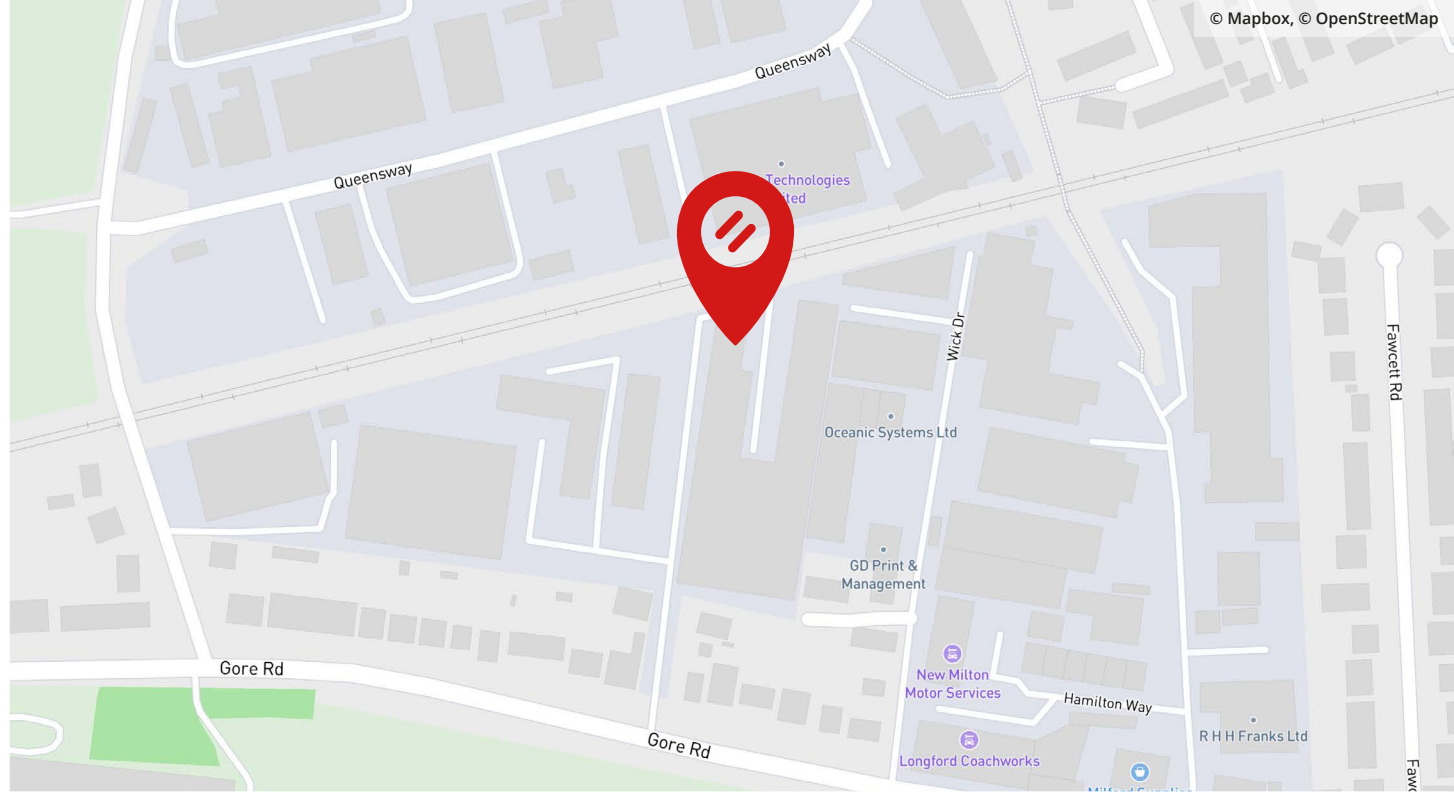
74

800

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

## Lease

The premises are available to let by way of a new full repairing and insuring lease for a negotiable term incorporating upward only rent reviews.





## Rent

**£8,950 per annum** exclusive of business rates, service charge and all other outgoings payable quarterly in advance by standing order.

## Service Charge

Estate premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts within the estate. This is currently budgeted at approximately £1,251.59 per annum exclusive and covers the buildings insurance apportion for the unit.

## Rateable Value

£7,500 (from 1.4.23)

100% small business rates relief is available on all properties with a rateable value of £12,000 or less (subject to terms).

## Legal Costs

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

## VAT

Our client has confirmed the premises is not elected for VAT.

## 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.

### FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

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://goadsby.com)