

TO LET

**Office/industrial premises
in New Milton**

A variety of sizes from:

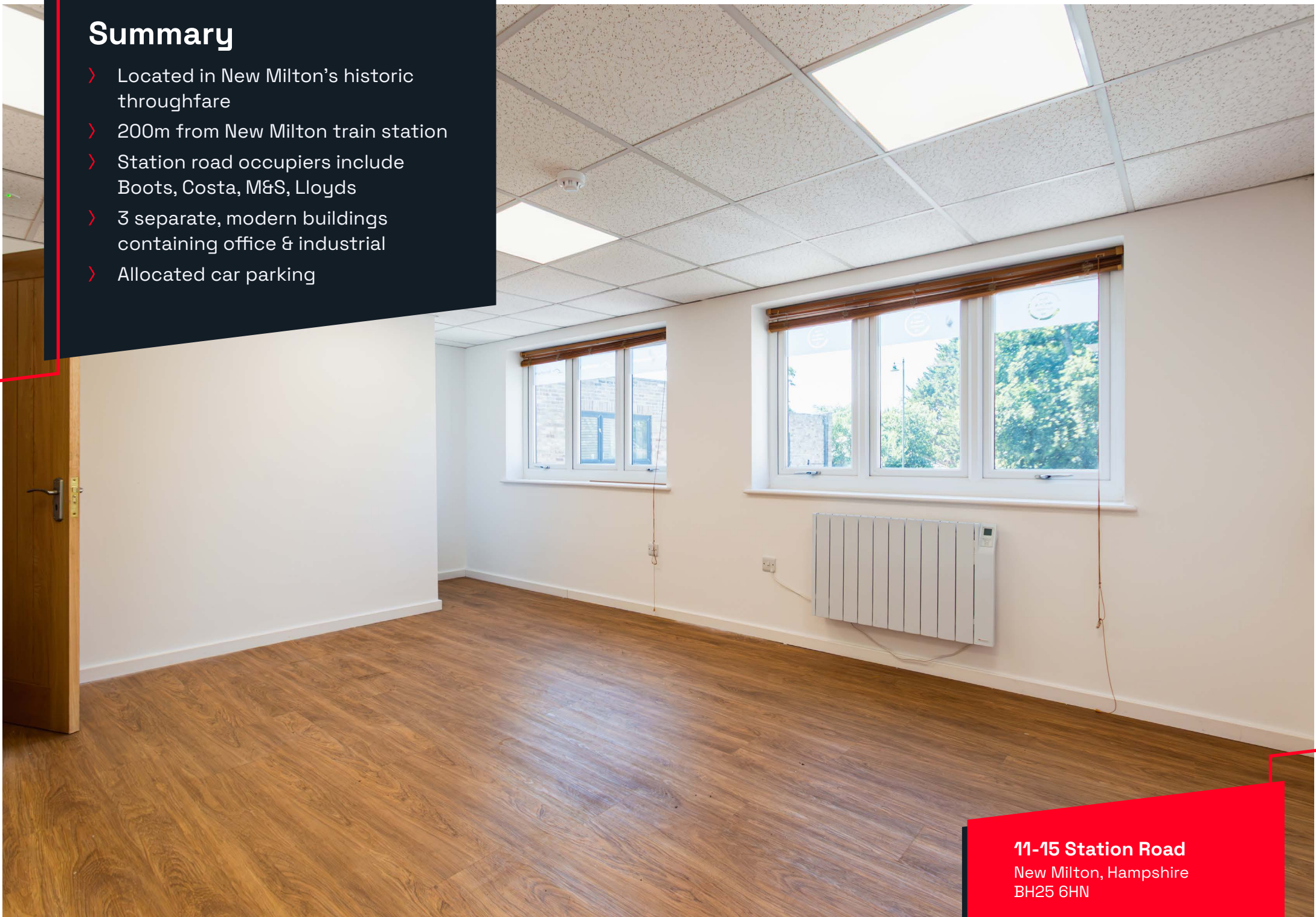
111-1,000 sq ft



11-15 Station Road
New Milton, Hampshire
BH25 6HN

Summary

- › Located in New Milton's historic throughfare
- › 200m from New Milton train station
- › Station road occupiers include Boots, Costa, M&S, Lloyds
- › 3 separate, modern buildings containing office & industrial
- › Allocated car parking



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Location

The site is located on the main throughfare of New Milton, with proximity to multiple retailers including Boots, Superdrug, Morrisons, Dominos, Costa Coffee and M&S.

The site is approximately 200m from New Milton Train Station, which provides access to:

- › Southampton
- › London
- › Manchester



Description

- > The detached site is a mixture of two-story office buildings, consisting of brick construction with a flat roof, and a 2-story warehouse unit consisting of profiled steel cladding, steel portal frame, concrete floor and a mezzanine first floor.
- > Building 2 – consists of a two-story office building. The offices have 2 individual offices on the ground floor and 2 more on the first floor. The offices have shared facilities and a private entrance.
- > Warehouse - The ground floor warehouse has loading to the front and 3 phase electricity, kitchenette and W.C. The first floor consists of an open plan layout, separate personnel door and facilities.

Availability Schedule

Address	NIA sq ft	Passing Rent (PA exclusive)
Building 2 Office 1	111	£3,300
Building 2 Office 2	186	£4,500
Building 2 Office 3	147	£3,900
Warehouse GF Front	1,000	£15,000



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Rents

Rents are inclusive of service charge and buildings insurance but exclusive of VAT, business rates, utilities and all other outgoings.

Leases

The premises are available to let by way of a new internal repairing and insuring lease incorporating upward only open market rent reviews every 2 years.

EPC Ratings

Building 1	E - 101
Building 2	E - 101

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.

Legal Costs

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

Viewings

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



Joshua Adamson

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Identification

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or 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 or 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.

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](#).

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.

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