

TO LET

**MODERN SELF CONTAINED
TWO STOREY OFFICE ACCOMMODATION**

872 SQ FT // 81 SQ M

**SMALL BUSINESS RATES
RELIEF AVAILABLE (SUBJECT TO TERMS)**



BUSINESS SPACE

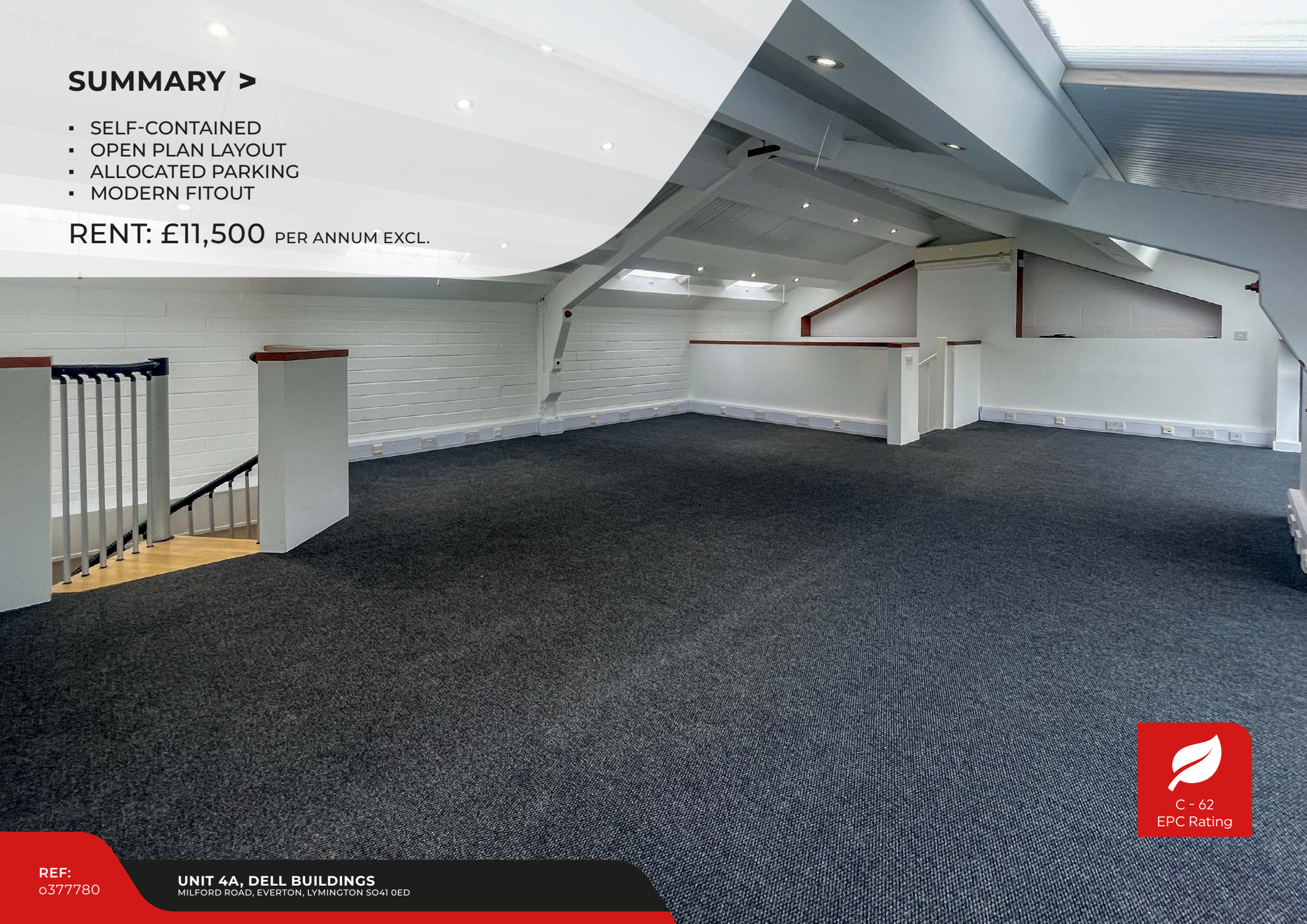
goadsby

UNIT 4A , DELL BUILDINGS
MILFORD ROAD, EVERTON, LYMINGTON SO41 0ED

SUMMARY >

- SELF-CONTAINED
- OPEN PLAN LAYOUT
- ALLOCATED PARKING
- MODERN FITOUT

RENT: £11,500 PER ANNUM EXCL.



REF:
0377780

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Location

Everton is an attractive and well-established village situated on the western edge of Lymington, ideally positioned between the New Forest National Park and the Hampshire coastline. Located approximately 2.5 miles from Lymington town centre and close to Milford on Sea. The A337 provides convenient connections to New Milton, Christchurch, Bournemouth, and Southampton, while nearby rail services at Brockenhurst and New Milton offer direct links to London Waterloo.

Description

- Self-Contained
- Modern Profiled Cladding
- Windows To The Front Elevation
- Steel Clad Insulated Roof
- Translucent Daylight Panels
- Open Plan Arranged
- Personnel Door
- Lobby/Reception Area
- 2 Allocated Parking Spaces
- Air Conditioning
- New Kitchenette
- W.c.
- New Carpets
- Perimeter Trunking
- Blinds
- Led Lights
- Alarm

Accommodation

	sq m	sq ft
Ground floor	39	423
First floor	42	448
Total net internal area approx.	81	871

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



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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.

Service Charge

All applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

Rent

£11,500 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

Rateable Value

£12,500 (from 01.04.26)

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.

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](#).

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.

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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Offices in Dorset and Hampshire.

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