

## TO LET

### INDUSTRIAL / WAREHOUSE PREMISES

Unit 1D  
Hamilton Business Park  
Gore Road Industrial Estate  
New Milton  
Hampshire  
BH25 6TL

12,402 sq ft (1,152 sq m)  
Approx gross internal area

**£110,000 + VAT per annum exclusive**



Reference: SJT/10181

## LOCATION

The premises are situated within the Hamilton Business Park on the Gore Road Industrial Estate approximately 1 mile west of New Milton town centre with access from Gore Road.

Lymington is approx 7 miles to the east and Bournemouth approx 13 miles to the west.

## DESCRIPTION

The property comprises a terraced unit in a shared gated compound with brick/clad elevations and predominantly steel portal frame supporting a double pitched roof (part steel truss).

Features include:

- ❖ Personnel door and reception / office (to be constructed)
- ❖ WCs (to be constructed)
- ❖ Concrete floor
- ❖ LED lighting
- ❖ 3 roller shutter doors
- ❖ Internal eaves height approx 7.8m main section and 3.9m rear bay
- ❖ 5 ton overhead crane (to be commissioned)
- ❖ Windows to front elevation providing natural daylighting
- ❖ Car parking
- ❖ Gated access

## ACCOMMODATION

Ground floor	12,402 sq ft	1,152 sq m
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Approx gross internal area



## SERVICES

We recommend prospective occupiers make their own enquiries as to the availability and capacity of all utility services.

## PLANNING

In accordance with our normal practice we advise all interested parties to make their own enquiries through the planning department of New Forest District Council Planning Department (tel. 02380 285345) in connection with their own proposed use of the property.

## TENURE

The property is available to let on a new full repairing and insuring lease for a term to be agreed, incorporating upward only open market rent reviews.

## RENT

**£110,000** plus VAT per annum exclusive

The rent quoted is exclusive of business rates, VAT (if applicable), insurance premium, service charge, utilities and all other outgoings.

## BUSINESS RATES (source: [www.voa.gov.uk](http://www.voa.gov.uk))

Rateable Value: £79,500 (Aug 23 to present)

## LEGAL COSTS

The ingoing tenant will be responsible for the landlord's reasonable legal costs incurred in the preparation and completion of the legal documentation.

## SERVICE CHARGE

Premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts etc. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

## ENERGY PERFORMANCE CERTIFICATE

Assessment – Band A (23).

The EPC and recommendations report are available upon request.

## ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.

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## CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed [HERE](#)

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the joint agents:-



Steven Tomkins  
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01256 462222



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