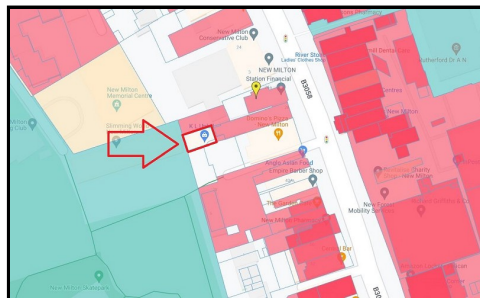




**28b Station Road, New Milton, Hampshire. BH25 6JX**

**£750 Monthly**



**Ross Nicholas & Company Limited**  
9 Old Milton Road, New Milton. Hampshire.  
BH25 6DQ  
01425 625 500





**28b Station Road, New Milton, Hampshire. BH25 6JX**

**£750 Monthly**

A detached lockup unit comprising of three office areas or work spaces with garage providing approximately 820sqft, cloakroom, parking bay for two vehicles situated in a prominent location just off the main Station Road in the heart of New Milton.

**OFFICE ONE (13' 4" X 12' 1") OR (4.06M X 3.68M)**

Accessed via double glazed hardwood door. Ceiling light, UPVC double glazed window facing front aspect with security shutters and opening provides access to:

**OFFICE TWO (22' 2" X 17' 5") OR (6.76M X 5.32M)**

Ceiling light points, windows to three sides, Security shutters fitted to front windows, power points and archway provides access to:

**OFFICE THREE (8' 8" X 8' 4") OR (2.65M X 2.55M)**

Ceiling light point, power points, alarm system and square opening provides access to garage door and and to separate cloakroom.

**CLOAKROOM (4' 10" X 2' 11") OR (1.48M X 0.89M)**

Ceiling light point, single glazed window, low level WC, wash hand basin with cold tap with tiled splash back above.

**GARAGE (18' 3" X 11' 0") OR (5.57M X 3.35M)**

Access to electric meter and fuse box. Up and over timber door provides access to Car Park. Pedestrian door provides access to side passage.

**OUTSIDE**

The unit comes with two parking bay located at the front of the unit.

**VIEWING ARRANGEMENTS**

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

**DIRECTIONAL NOTE**

From our Office in Old Milton Road turn left at the traffic lights into Station Road and continue until reaching Dominoes on the left and the unit is behind Dominoes.

**PLEASE NOTE**

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

**TENURE**

A new full repairing lease with term to be negotiated at a rental of £9000 per annum plus building insurance. Upwardly rent review every two years.

A three moth rent deposit is to be held throughout the duration of the term for any startup business.

**LEGAL FEES INVOLVED**

The incoming tenant will be responsible for their own legal fees.

**BUSINESS RATES**

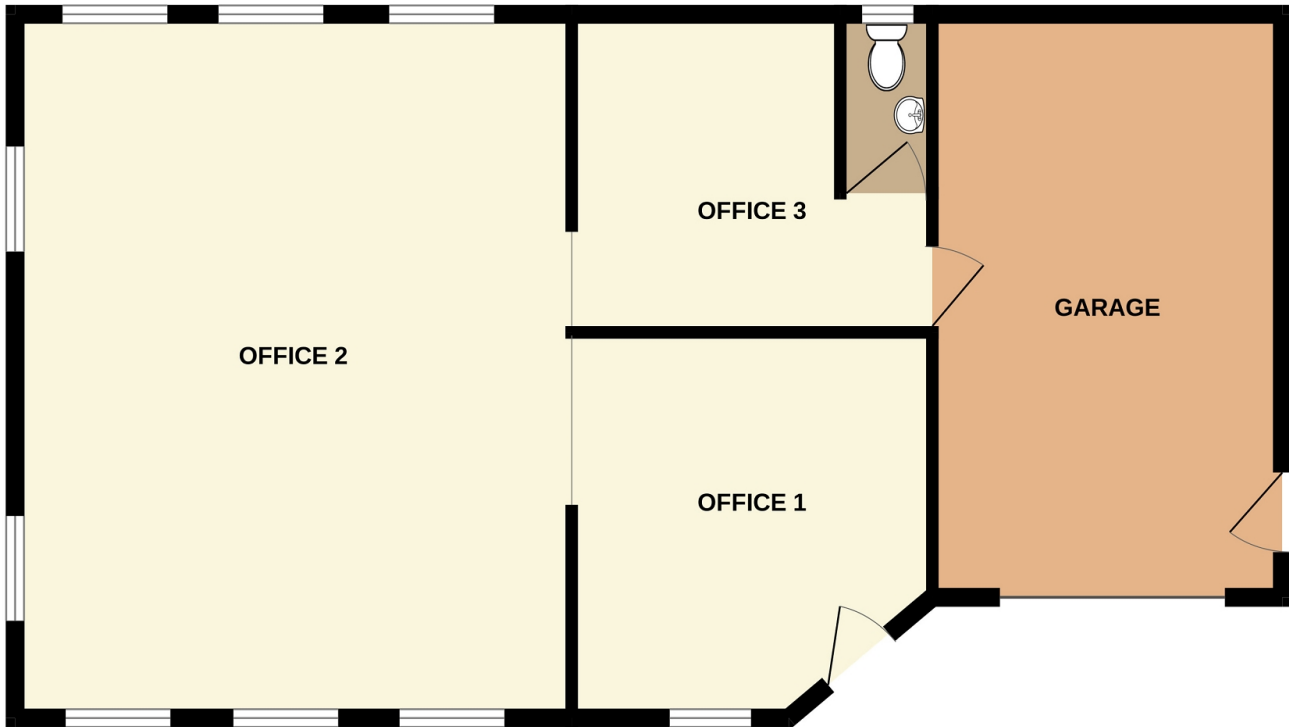
Current rateable value (1 April 2023 to present) £8,300

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

**EPC**

EPC Rating to following once tenant has vacated.

GROUND FLOOR  
826 sq.ft. (76.8 sq.m.) approx.



ROSS NICHOLAS & COMPANY 01425 625500

TOTAL FLOOR AREA: 826 sq.ft. (76.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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