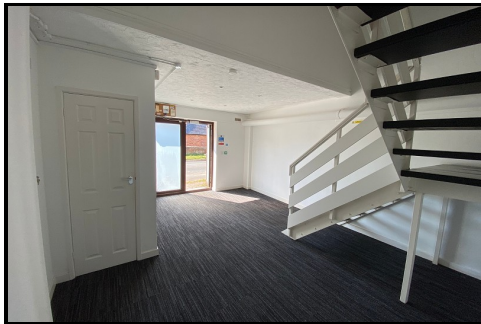


THREE MONTH RENT FREE PERIOD AVAILABLE



First Floor Office 118 Gore Road, New Milton, Hampshire. BH25 6SJ

£1,250 Monthly



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

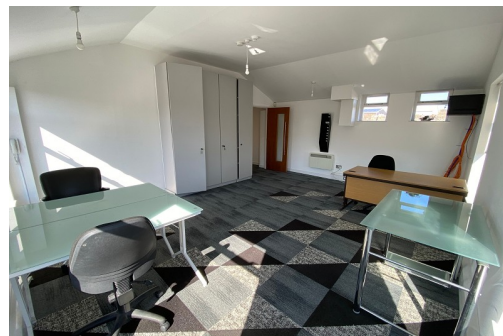
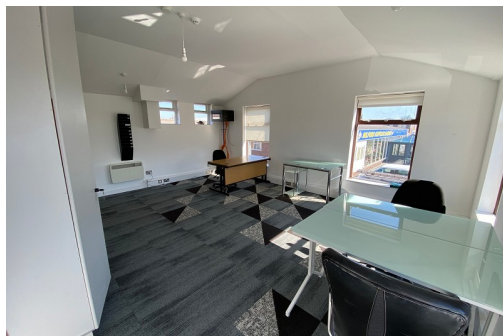




**First Floor Office 118 Gore Road, New Milton, Hampshire.
BH25 6SJ**

£1,250 Monthly

FIRST THREE MONTHS RENT FREE - AVAILABLE NOW - Unfurnished modern first floor office complex 1500 sq. ft. Short or long term let, situated in a convenient location.



TERMS

Rental of £15,000 per annum including buildings insurance, maintenance and VAT.

First three months rent free subject to a minimum 24 month Lease.

Upwardly rent reviews on a 3-yearly basis.

A three month rent deposit is to be held throughout the duration of the term.

Three months notice required before vacating the premises.

DEPOSIT INFORMATION

Three months rent up front.

LEGAL FEES INVOLVED

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

BUSINESS RATES

£11,500 as 1st April 2024 to Present. 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. 100% Small Business Rates Relief may apply to this office unit (subject to eligibility).

VIEWING ARRANGEMENTS

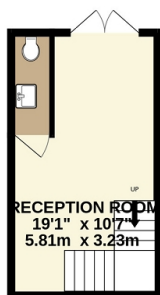
Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500. We offer accompanied viewings seven days a week.

PLEASE NOTE

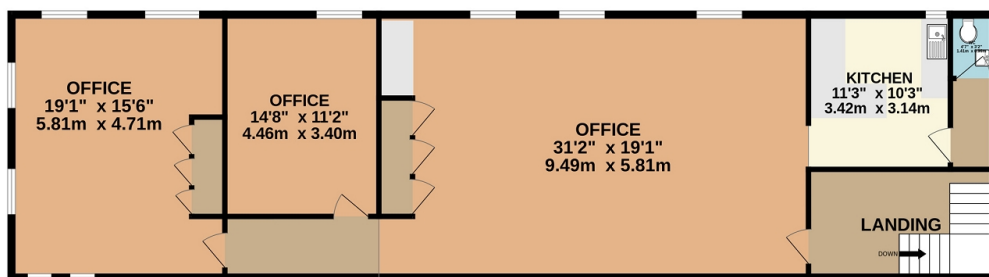
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any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



GROUND FLOOR
202 sq.ft. (18.8 sq.m.) approx.



1ST FLOOR
1357 sq.ft. (126.0 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1559 sq.ft. (144.8 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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Ross Nicholas & Company Limited
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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.