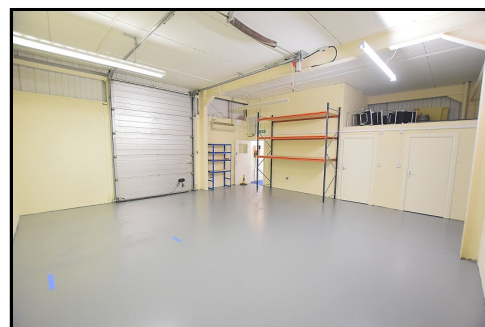
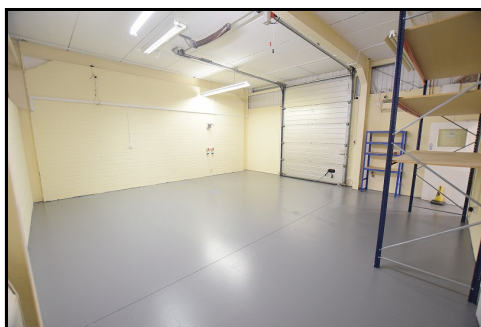




2c Queensway, New Milton, Hampshire. BH25 5NN

£12,800 plus VAT Annually



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

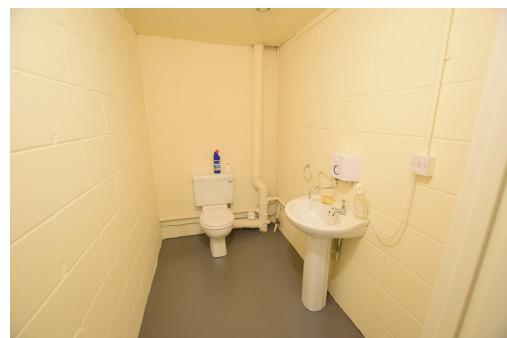




2c Queensway, New Milton, Hampshire. BH25 5NN

£12,800 plus VAT Annually

A modern Industrial Unit built in recent years located on the popular Queensway Industrial Estate offering warehouse and office space with cloakroom and kitchenette facilities. This well presented unit comes with three parking bays and is available to rent immediately.



RECEPTION (14' 1" X 7' 10") OR (4.29M X 2.39M)

Accessed via an aluminium door with ceiling strip light, wall light point, alarm system, single phase electrics. Half turn staircase to first floor landing and offices. Radiator with independent thermostat, power points, under stairs recess, fire door provides access to main warehouse.

UNIT AREA (24' 9" X 24' 6") OR (7.55M X 7.46M)

Also accessed via an electronically operated roller shutter door. Re-decorated with grey painted floor, Magnolia painted walls and white ceiling, four ceiling strip lights, smoke detector, access to consumer unit, wall mounted Myson Highline Heaters. Door provides access to:

CLOAKROOM (7' 10" X 4' 11") OR (2.38M X 1.50M)

Low level WC, pedestal wash hand basin with electric water heater above. Wall light point, Manrose ceiling extractor. Second door provides access to:

KITCHENETTE (7' 9" X 5' 0") OR (2.37M X 1.53M)

Wall light points, ceiling extractor, stainless steel sink with cold water tap and storage cupboard beneath with wall mounted electric heater above. Metal racking to one wall, storage area above, cloakroom and kitchen area.

FIRST FLOOR LANDING (7' 6" X 4' 5") OR (2.29M X 1.34M)

Wall light, ceiling strip light, door provides access to:

KITCHEN AREA (4' 6" X 3' 11") OR (1.38M X 1.20M)

Wall light point, stainless steel sink with cold water tap and electric water heater above and storage cupboard beneath. Power points.

OFFICE ONE (24' 6" X 23' 11" MAX) OR (7.46M X 7.28M MAX)

Accessed from landing with suspended ceiling, grid lighting, two radiators both with independent thermostats, two sets of double glazed windows facing the front of the unit towards Stem Lane with views over adjoining farm fields. Trunking for computer stations with data points in numerous places. Fitted blinds to windows. Fully carpeted with blue floor tiles and door provides access to:

OFFICE TWO (16' 7" X 10' 10") OR (5.05M X 3.31M)

Suspended ceiling, grid lighting, air conditioning unit, wall mounted power points and data units. Basic arrangement of office desks and filing cabinet. Open Reach telephone point, door provides access to:

CLOAKROOM (5' 3" X 3' 11") OR (1.59M X 1.19M)

Low level WC, wash hand basin with cold water tap and electric water heater above. Wall mounted Manrose extractor.

BUSINESS RATES

Current rateable value (1 April 2023 to present) £11,250. 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.

You can get small business rate relief if:

The properties rateable value is less than £15,000.

The business only uses one property - you may still be able to get relief if you use more.

TERMS

Annual Rent £12,800 plus VAT £2560 making £15,360. Total Quarter rent £3840 inc VAT. Rent to be paid three months in advance. Tenant will also be liable for the building insurance. Agreement will be 1 year and then reviewed providing the terms of the Licence have not been broken during the first 12 months.

DIRECTIONAL NOTE

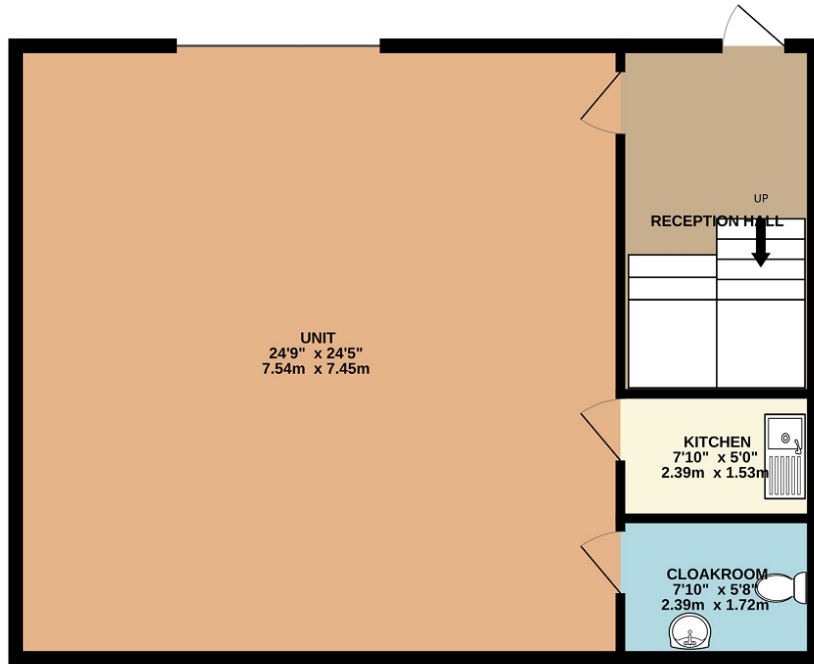
From our offices in Old Milton Road head west and then turn second right in to Gore Road. Follow this road for half a mile and then turn Right into Gore Road. Queensway is the first turning on the Right just after the railway bridge.

EPC RATING

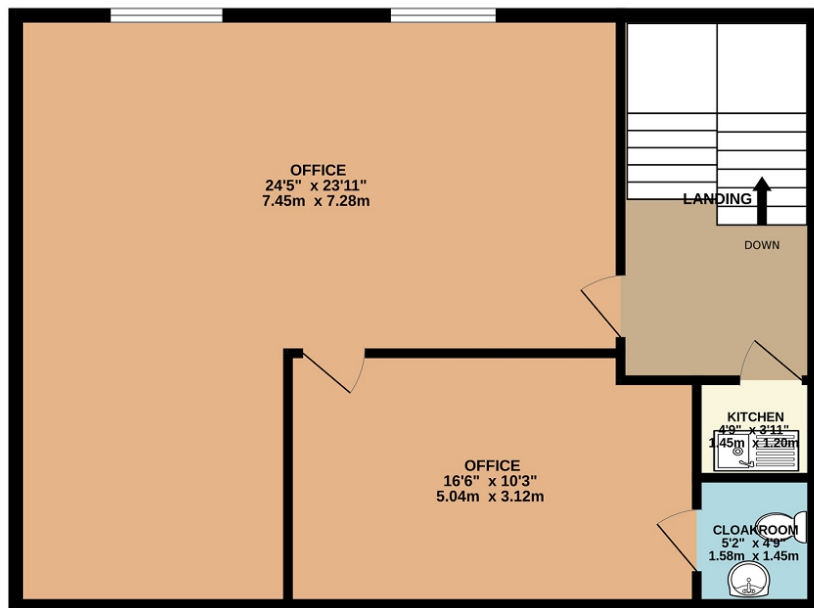
The EPC rating for this property TBC.



GROUND FLOOR
799 sq.ft. (74.3 sq.m.) approx.



1ST FLOOR
771 sq.ft. (71.7 sq.m.) approx.



ROSS NICHOLAS 01425 625500

TOTAL FLOOR AREA : 1571 sq.ft. (145.9 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 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.