



FOR SALE

**DETACHED INDUSTRIAL/
WAREHOUSE PREMISES**

PLUS YARD/CAR PARK

380 SQ M // 4,089 SQ FT

UNIT 4 QUEENSWAY, STEM LANE INDUSTRIAL ESTATE, NEW MILTON, HAMPSHIRE, BH25 5NN



SUMMARY



gated yard
/car park



3.4m
internal eaves



3 phase
electricity supply



gas
supply

PRICE: £550,000 PLUS VAT

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DESCRIPTION

These detached industrial premises are of brick construction with a pitched roof incorporating daylight panels supported upon a steel portal frame. There is a two storey brick construction office/stores section with double glazed windows at ground and first floor level with a flat roof. There is a sectional up and over door measuring approximately 3m wide x 3m high with a concrete loading apron and yard. The internal eaves height is approximately 3.4m and the ground floor is concrete. There is a personnel door providing access to the ground floor stores & first floor office accommodation which benefits from carpets and lighting. The ground floor is currently used for storage and there are male and female WC facilities.

3 phase electricity is available and gas supply.

Externally, there is a tarmacadam forecourt providing car-parking and external rear yard.



UNIT 4
QUEENSWAY



LOCATION

Stem Lane Industrial Estate is an established location of industry situated approximately 1 mile west of New Milton Town Centre. Stem Lane provides access to the B3055 Bashley Cross Road which connects to the main A35 Lyndhurst Road ultimately providing access to the M27 motorway networks.



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ACCOMMODATION

| | sq m | sq ft |
|--|------------|--------------|
| Factory | 326 | 3,509 |
| First floor offices | 54 | 580 |
| Total gross internal area approx. | 380 | 4,089 |

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

SITE AREA

Approximately 0.232 acres.

PRICE

£550,000 exclusive of VAT.

TENURE

Freehold with vacant possession.

RATEABLE VALUE

To be reassessed. (Currently rated as Unit 3 & 4: £61,500 (from 1.4.23))

EPC RATING

To be commissioned.

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.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

SERVICE CHARGE

A service charge may be payable. Interested parties are advised to make further enquiries through the agent.

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.

VIEWINGS

Strictly by prior appointment through the sole agents, **Goadsby**, through whom all negotiations must be conducted.



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IMPORTANT

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale 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 once terms have been agreed.