

TO LET

INDUSTRIAL/WAREHOUSE PREMISES

1,055 SQ FT // 98 SQ M

**100% SMALL BUSINESS RATES
RELIEF AVAILABLE (SUBJECT TO TERMS)**



BUSINESS SPACE

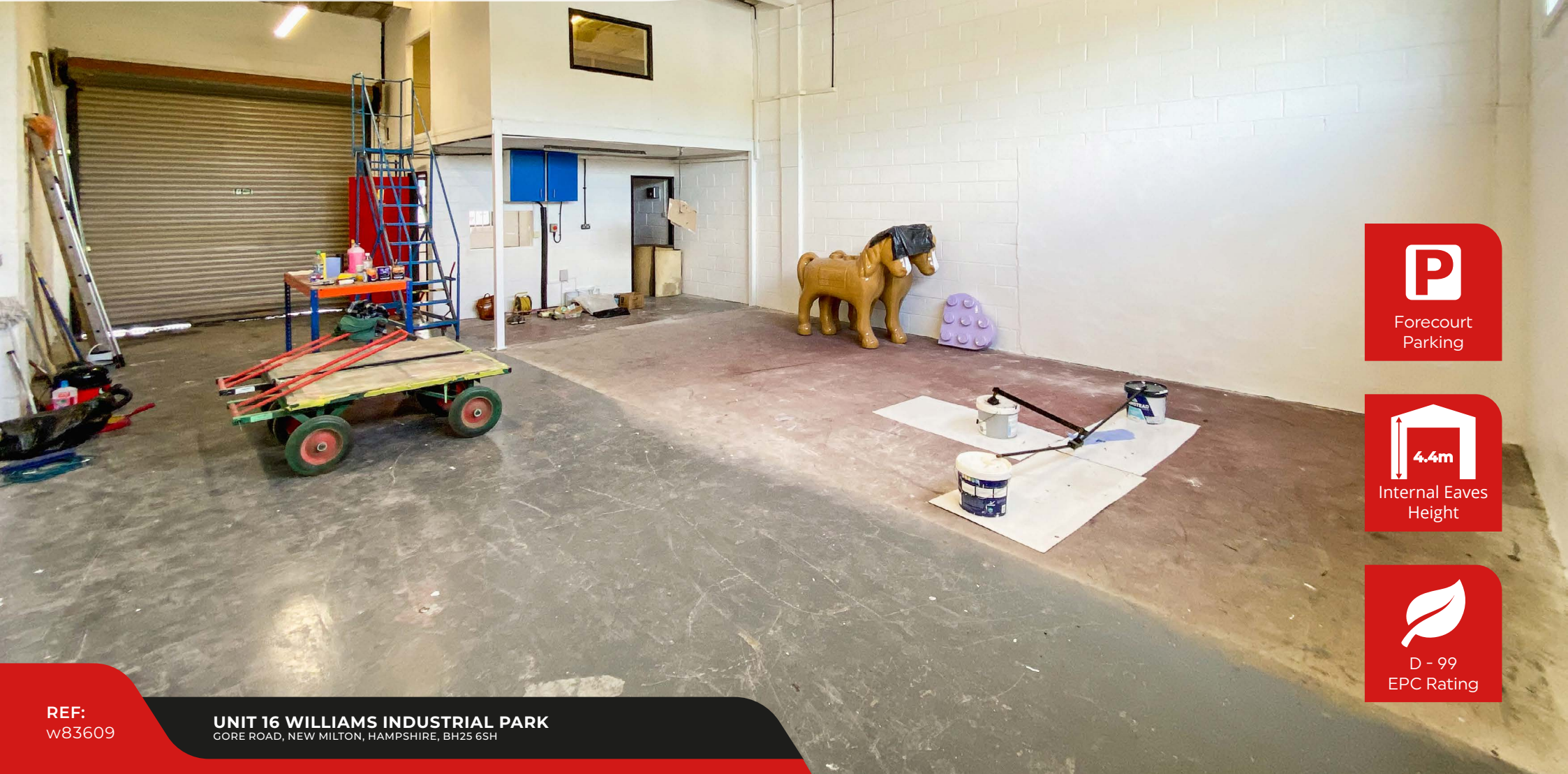
goadsby

UNIT 16 WILLIAMS INDUSTRIAL PARK
GORE ROAD, NEW MILTON, HAMPSHIRE, BH25 6SH

SUMMARY >

- FORECOURT PARKING
- 4.4M INTERNAL EAVES HEIGHT
- APPROXIMATELY 2 MILES FROM THE A35
- 100% SMALL BUSINESS RATES RELIEF AVAILABLE SUBJECT TO TERMS

RENT: £11,000 PER ANNUM EXCL.



Forecourt
Parking



Internal Eaves
Height



D - 99
EPC Rating

REF:
W83609

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Location

Williams Industrial Park is accessed off of Gore Road which lies approximately 1 mile to the west of New Milton Town Centre. The A35 is approximately 2 miles to the west providing access to the established commercial centres of Bournemouth and Christchurch linking to the north via the A31 dual carriageway and the M27/M3 motorway networks.

Description

These mid terrace premises are of brick outer, blockwork inner wall construction with steel cladding to upper elevations under a pitched roof incorporating translucent daylight panels supported upon a steel portal frame. The ground floor is concrete, the internal eaves height is approximately 4.4 metres and loading to the unit is by way of a roller shutter door measuring approximately 2.9 metres wide x 3 metres high. Internally, there is a separate personnel door which provides access to the carpeted reception/office area, overhead storage can be found above. 3 phase electricity and gas are connected. Externally, there is a tarmacadam forecourt providing parking.

Accommodation

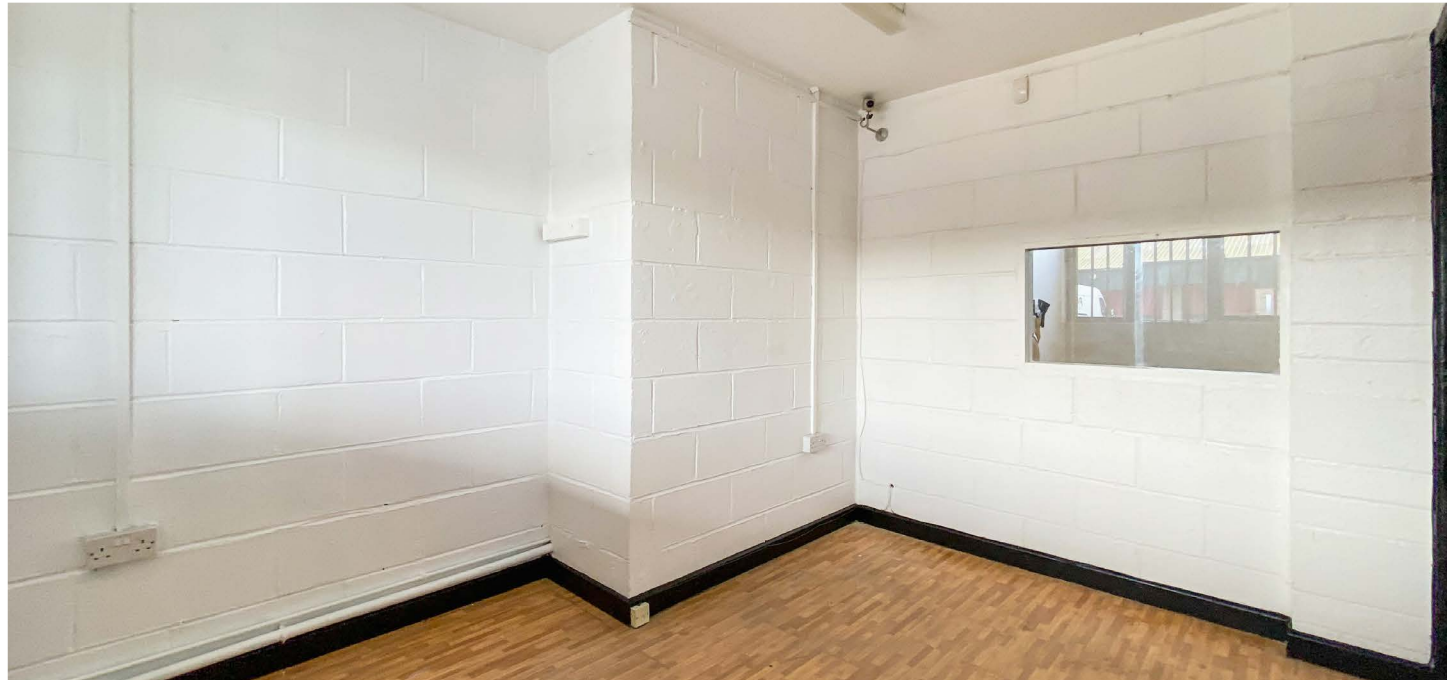
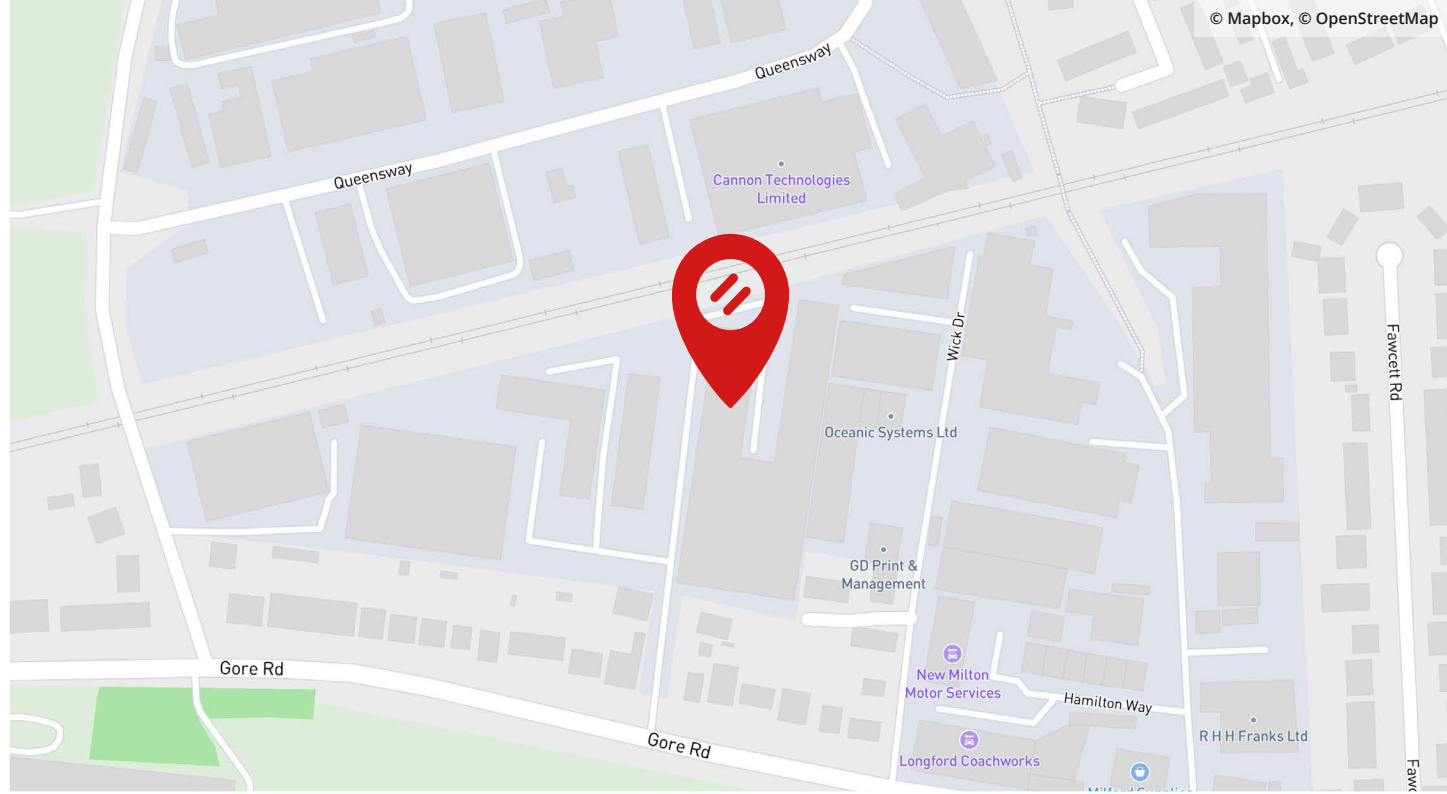
sq m sq ft

Ground floor	98	1,055
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The property has been measured in accordance with the 6th edition of the RICS Code of Measuring Practice.

Lease

The premises are available to let by way of a new full repairing and insuring lease for a negotiable term incorporating upward only rent reviews.



Rent

£11,000 per annum exclusive of business rates, service charge and all other outgoings payable quarterly in advance by standing order.

Service Charge

Estate premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts within the estate. This is currently budgeted at approximately £1,624.82 per annum exclusive.

Rateable Value

£10,000 (from 1.4.23)

100% small business rates relief is available on all properties with a rateable value of £12,000 or less (subject to terms).

Legal Costs

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

VAT

Our client has confirmed the premises is not elected for VAT.

Viewing

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



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Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

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.

[goadsby.com](https://www.goadsby.com)