



TO LET

**EXTENSIVELY REFURBISHED DETACHED
INDUSTRIAL / WAREHOUSE PREMISES**

PLUS YARD & CAR PARK

591 SQ M // 6,353 SQ FT

UNIT 8 QUEENSWAY

STEM LANE INDUSTRIAL ESTATE, NEW MILTON, HAMPSHIRE, BH25 5NN



SUMMARY



gated yard
/car park



new roof
insulated & steel clad



3 phase
electricity supply



B - 32
epc rating

RENT: £55,000 PER ANNUM EXCL.

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SPECIFICATION

WAREHOUSE

- Detached
- Steel portal frame
- New insulated steel-clad roof incorporating translucent daylight panels
- Up and over sectional loading door measuring c. 3m width x 2.9m height
- Brickwork inner and outer construction
- New uVPC double glazed windows
- Internal eaves height 3.4m
- Clear internal height under offices c. 2.3m
- Concrete warehouse floor
- 3 phase electricity supply
- LED lighting
- Toilets

OFFICE

- First floor office accommodation
- Heating & Cooling AC
- Male & female WCs
- Kitchenette
- LED spotlights
- Carpeted flooring

EXTERNAL

- Tarmacadam forecourt
- Gated parking / yard

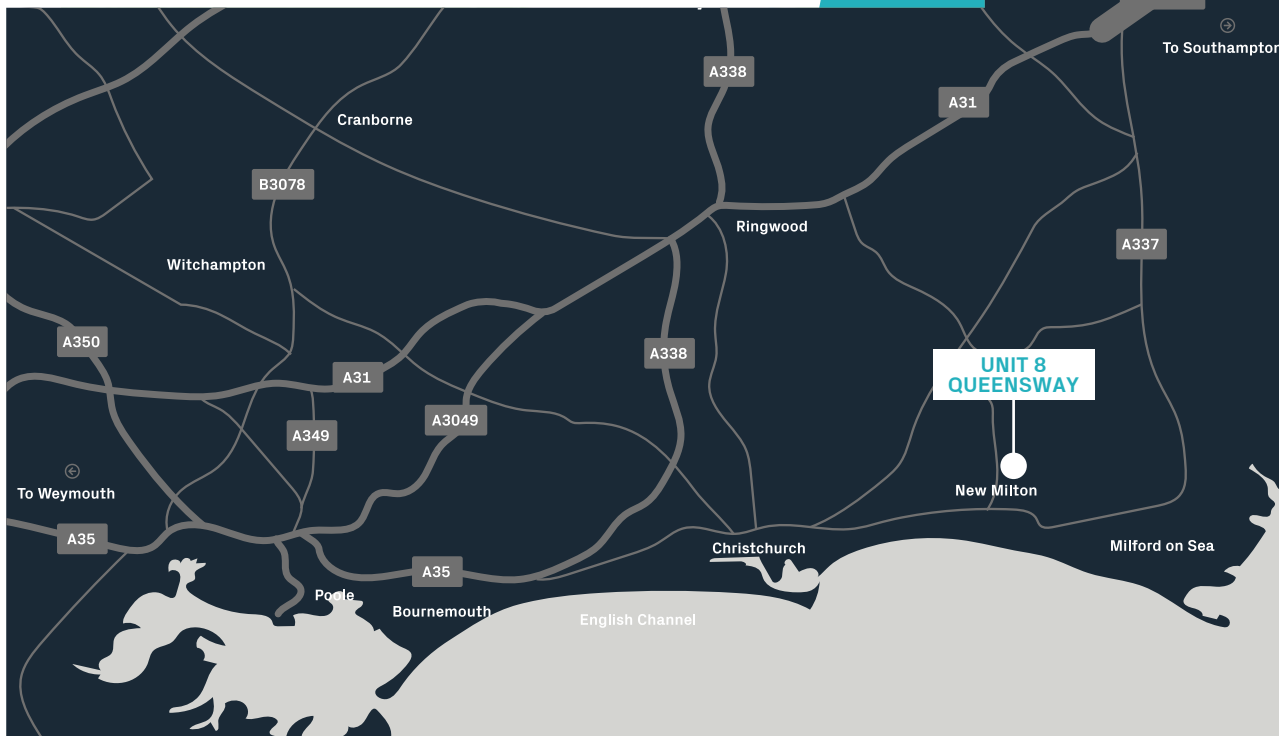


UNIT 8 QUEENSWAY



LOCATION

- 8 Queensway is accessed via Stem Lane in New Milton
- Stem lane leads to B3055 and the A35
- The A35 connects M27/M3 motorway networks via the M271



AMENITIES

Screwfix	0.7 miles
Gore Grange Care & Wellbeing Centre	0.7 miles
New Milton Health and Leisure	0.8 miles
M&S Food	1.3 miles
Espino Lounge	1.3 miles
Lidl	1.4 miles
Muddy Puddles Pre School	2.3 miles

TRANSPORT

Stem Lane Bus Stop	0.4 miles
New Milton Train Station	1.5 miles
Lymington Ferry Port	8.7 miles
Bournemouth Airport	10.5 miles
Southampton Airport	26.8 miles

All distances are approximate and sourced from Google maps



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ACCOMMODATION

	sq m	sq ft
Ground Floor	528	5,688
First floor offices	62	665
Total gross internal area approx.	591	6,353

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

RENT

£55,000 per annum exclusive of business rates, VAT, service charge, and insurance premium payable quarterly in advance by standing order.

LEASE

The premises are available to let by way of a new 5 year full repairing and insuring lease incorporating upward only, open market rent reviews.

RATEABLE VALUE

£40,500 (from 1.4.23) // £46,250 (from 1.4.26)

EPC RATING

B – 32

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.

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

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](#).

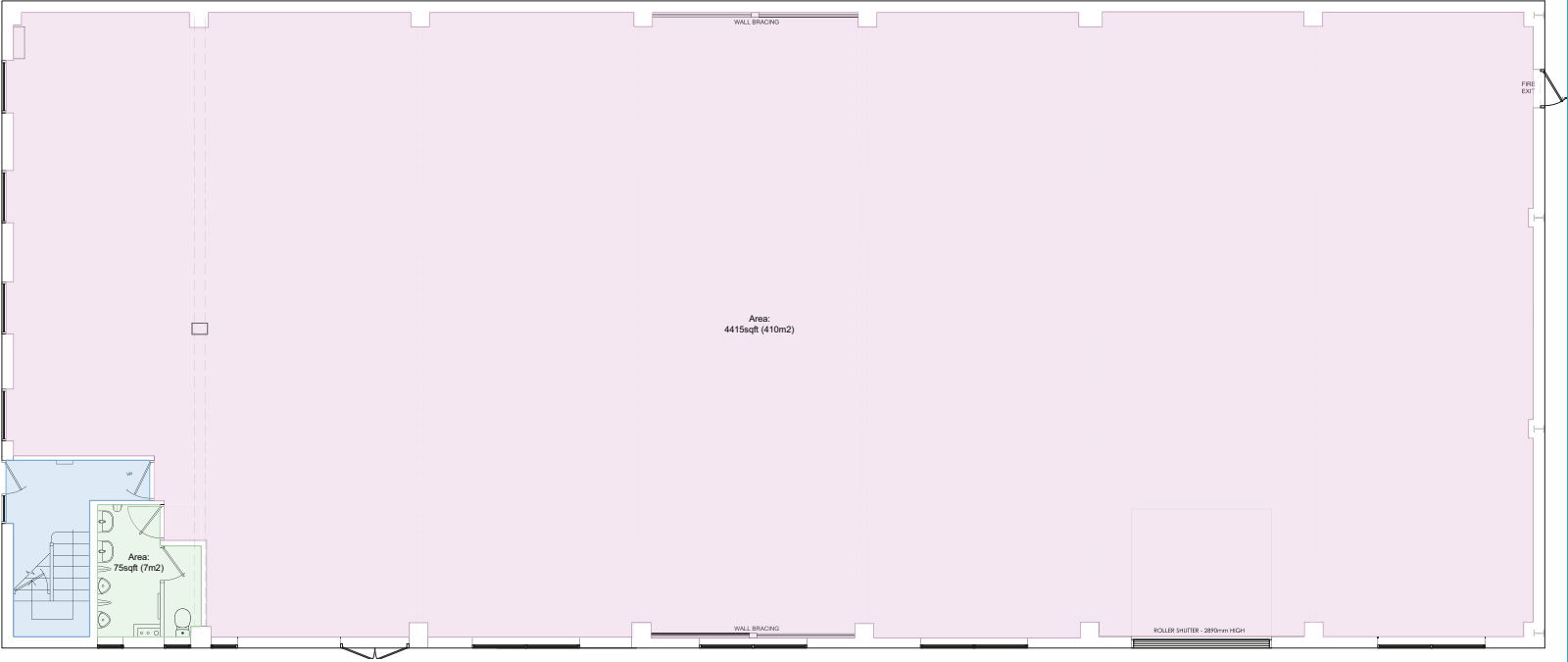
ANTI MONEY LAUNDERING REGULATIONS

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

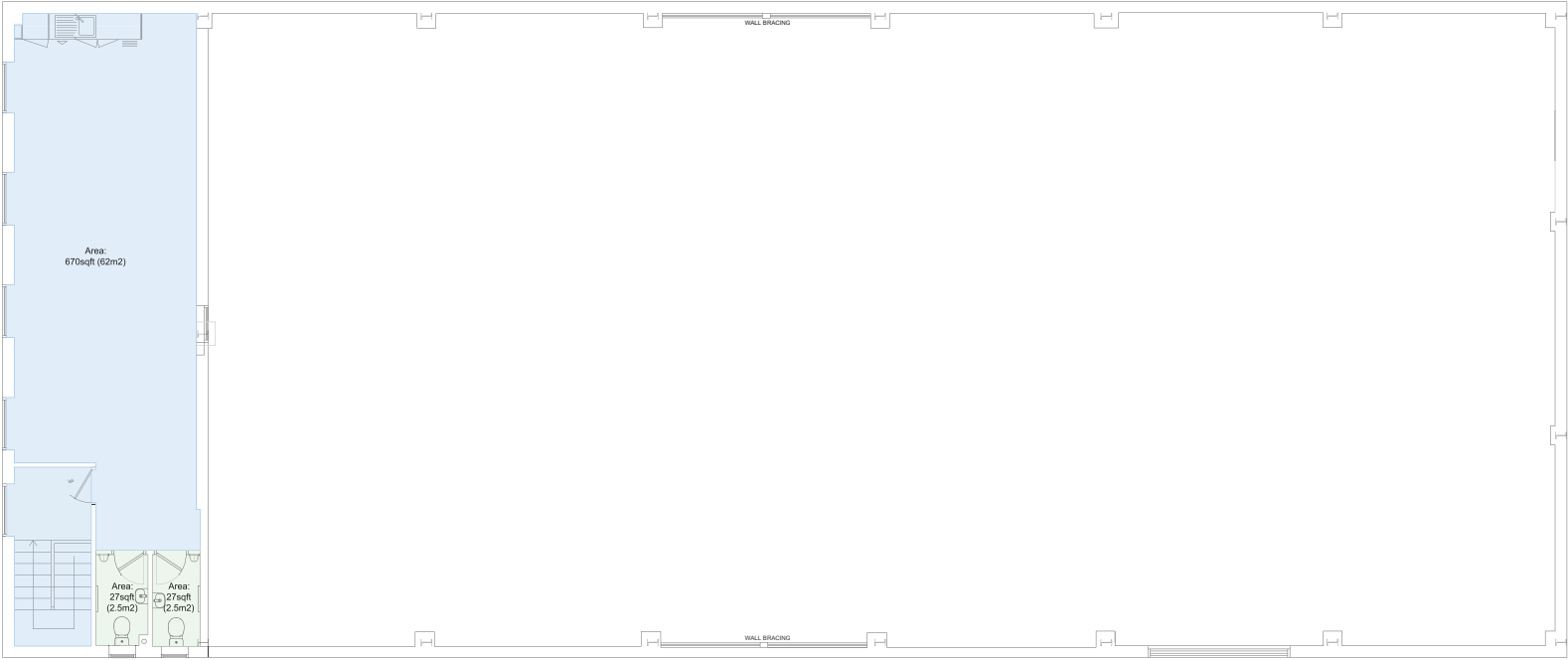
FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

GROUND FLOOR



FIRST FLOOR



FLOOR PLANS

NOT TO SCALE - ILLUSTRATION ONLY