

THE NEW FOREST ENTERPRISE CENTRE, CHAPEL LANE, TOTTON, SO40 9LA

EASY IN EASY OUT

Flexible Licences

No Legal Costs

Inclusive Licence Fee

Attractive Setting

Excellent Parking

Designed for new and small businesses

Quick Occupation

OFFICE AND INDUSTRIAL UNITS



Call us on 023 8022 2292

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## DESCRIPTION

New Forest Enterprise Centre is located just off Spicers Hill / Totton By Pass (A35) between Totton and Ashurst in close proximity to the south's motorway network.

The Centre provides a high standard of accommodation designed for, but not exclusively, small and medium sized business, comprising 71 offices and light industrial/workshop units.

The units are well maintained and equipped with services plus availability of high speed internet to allow licencees to start work immediately.

All occupiers have the benefit of using high quality air conditioned and furnished communal meeting rooms (subject to availability and additional charge) which are located adjacent to the Management office at the centre of the building.

The Centre has an excellent supply of parking with Licencees having sole use of spaces located immediately in front of their respective units and all others being available on a first come first served basis.

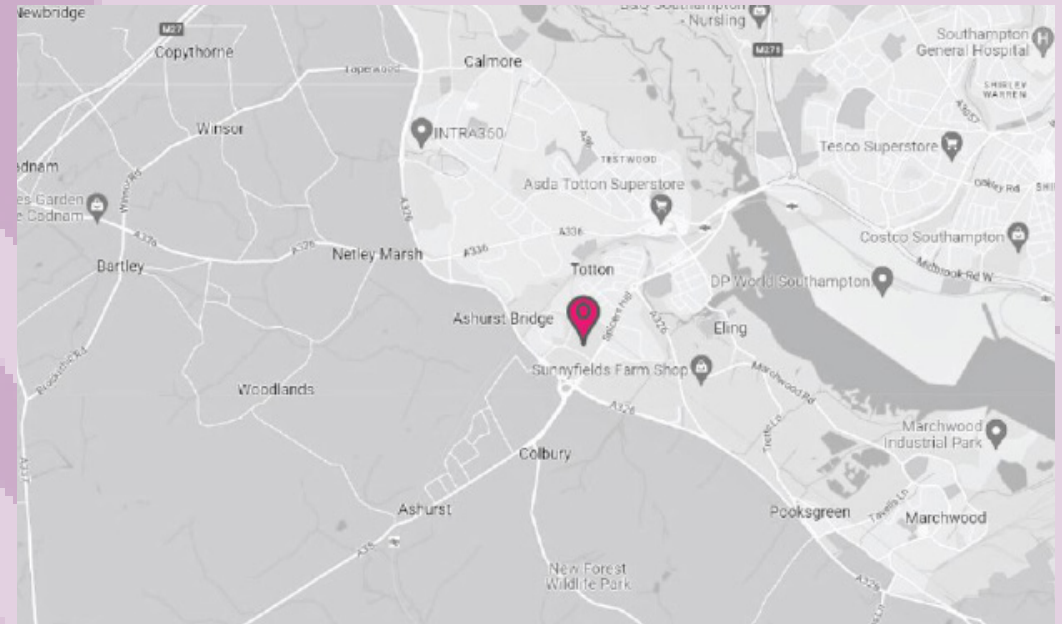
There are no restrictions with access, which is 24/7, 365 days a year.

## EPC

Not required.

## PLANNING

The permitted use for all units is B1 (Business) and most businesses can be accommodated bar retail (the provision of goods and services to the visiting public). The centre also cannot accept any additional motor repairers and cannot accommodate any hazardous business processes.



J2, M27 - approx. 3.7 miles via A326

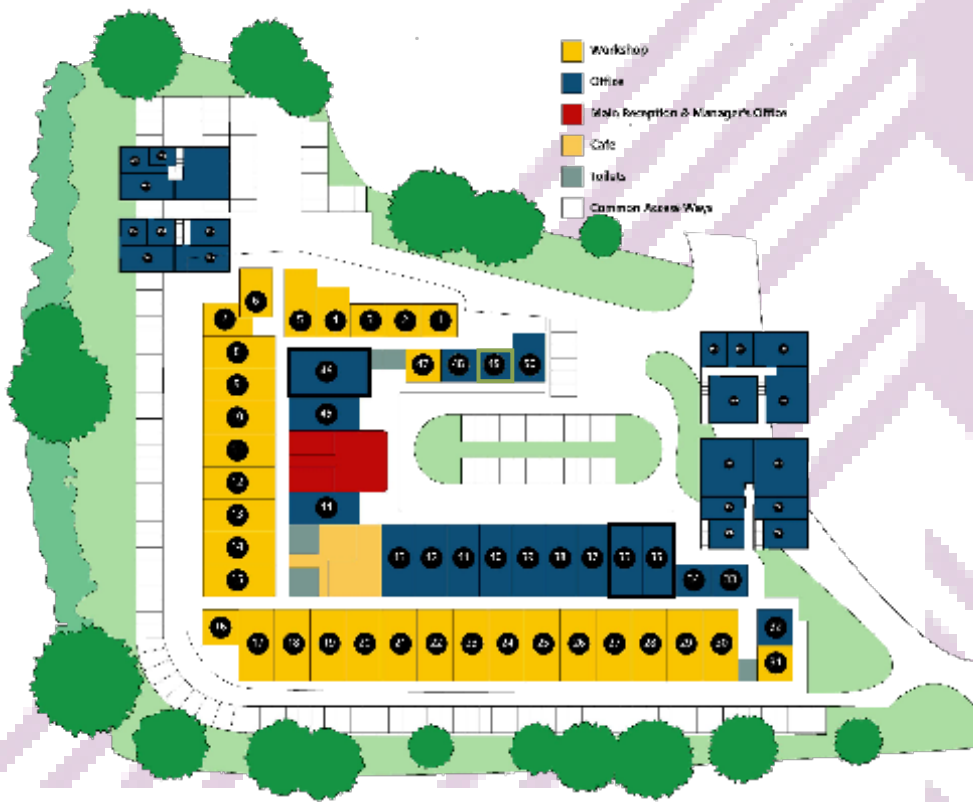
J3, M27 - approx. 4.5 miles via M271 & A35

Southampton - approx. 5.9 miles via A35

Bournemouth - approx. 27.3 miles via A35 & A326



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For identification purposes only. Not to scale and not to be relied upon.

Unit No.	Sq. ft.	Sq. m.	Unit Type	Licence Fee (Fortnightly excl. VAT & Business Rates)	Deposit	Rateable Value (2024 proposed)	Rates payable per fortnight* without SBRR (2024/25 Proposed Small Business Rates Multiplier)	Rates payable per fortnight* with SBRR (2023 proposed)
19	785	72.92	Workshop	£565.56	£1,131.12	£9,300	£1,788.10	£0
13	758	72.92	Workshop	£565.56	£1,131.12	£9,300	£1,788.0	£0
32C	121	11.24	Office	£155.51	£311.02	£1,500	£29.32	£0

SBRR = Small Business Rates Relief  
 \* The timing of payment of Business Rates is dictated by the Local Authority.  
 All parties to rely on own enquiries for confirmation as to exact business rates payable.

#### TERMS

The centre offers EASY IN EASY OUT terms with all units being available by way of a standard LICENCE AGREEMENT

- 2 weeks or one calendar months licence fee payable upfront
- Licence fee INCLUSIVE of buildings insurance and maintenance, water rates, parking, refuse disposal and maintenance of all common facilities such as toilets and showers.
- Licence fee EXCLUDES BUSINESS RATES. Licensees may benefit from substantial Small Business Rates Relief (subject to eligibility)
- Licence fees are payable strictly in advance and are invoiced every fortnight or calendar monthly. Any additional services (power, gas, copying, use of meeting rooms etc.) are billed each month.
- There is NO LONG TERM COMMITMENT and just two weeks' written notice is required to terminate the Licence to Occupy.



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Office units are available with:

- Power sockets via perimeter supply
- Carpeting
- Suspended ceilings
- Recessed lighting

Sizes vary from 785 sq ft (73 sq m) down to 113 sq ft (10.5 sq m).

The workshop units are available in a variety of layouts, some benefit from mezzanine floors which may provide office accommodation, otherwise substantial headroom allows the use of high storage racking or tall machinery

All workshop units benefit from the following:

- 3 x 3m up and over door
- 3 phase power
- Gas supply

#### MONEY LAUNDERING

Please note all prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.

#### CODE OF LEASING

All interested parties should be aware of the Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



#### VIEWINGS & FURTHER INFORMATION



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