



6 Hamilton Way, New Milton, Hampshire. BH25 6TQ

£16,800 Annually



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





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£16,800 Annually

A redecorated and well presented mid-terrace commercial unit to let situated on a busy industrial park with neighbouring businesses such as Screwfix, J & B's Plumbing and Heating, CEF, Milford Supplies and RHH Franks Limited. The unit offers 2,400 square feet and has a roller shutter door, reception office, further office and spacious main unit with kitchenette and Ladies and Gents separate cloakrooms.

RECEPTION (11' 11" X 10' 4") OR (3.64M X 3.14M)

Re-painted with four ceiling downlights and LED ceiling lights. Double glazed window facing front aspect, power points, Open Reach telephone point, newly fitted floor tiles, numerous power points, window through to second office and door provides access to main Industrial unit.

OFFICE TWO (10' 10" X 6' 3") OR (3.30M X 1.91M)

Re-painted with LED ceiling lights, four ceiling downlights, UPVC double glazed window facing front, power points, glazed windows facing into main unit with fitted blind.

UNIT (39' 10" X 57' 8") OR (12.15M X 17.57M)

Main Unit is accessed via main galvanised shutter door. Unit has been re-painted with light grey, Magnolia walls and benefits from new LED strip lighting throughout the unit. Powermatic modern gas heater with gas meter to one side with wall mounted controls. Electric meter with modern safety trip consumer unit above. Recently replaced daylight roof panels flooding the unit with natural daylight. Fire escape to rear. Numerous power points throughout the whole unit. Shutter door entrance size 2.46 x 2.45 Metres. Ceiling height in main unit is 3.64 Metres at it's highest point and 2.52 Meters at the units lowest point.

KITCHENETTE

Kitchenette area with stainless steel sink and recess for appliances, doors to:

TOILET

'His and Hers' toilets both comprise of low level WC's, separate wash hand basins with water heaters which have been freshly re-decorated with newly tiled floors.

DIRECTIONAL NOTE

From our Office in Old Milton Road proceed down the road and take the second turning right into Gore Road and the unit will be found shortly on the right-hand side behind Milford Garden Centre.

TERMS

Annual Rent £16,800 plus VAT £3360 making £20,160. Total Quarter rent £5040 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.

BUSINESS RATES

Current rateable value (1 April 2026 to present)
£16,500

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.

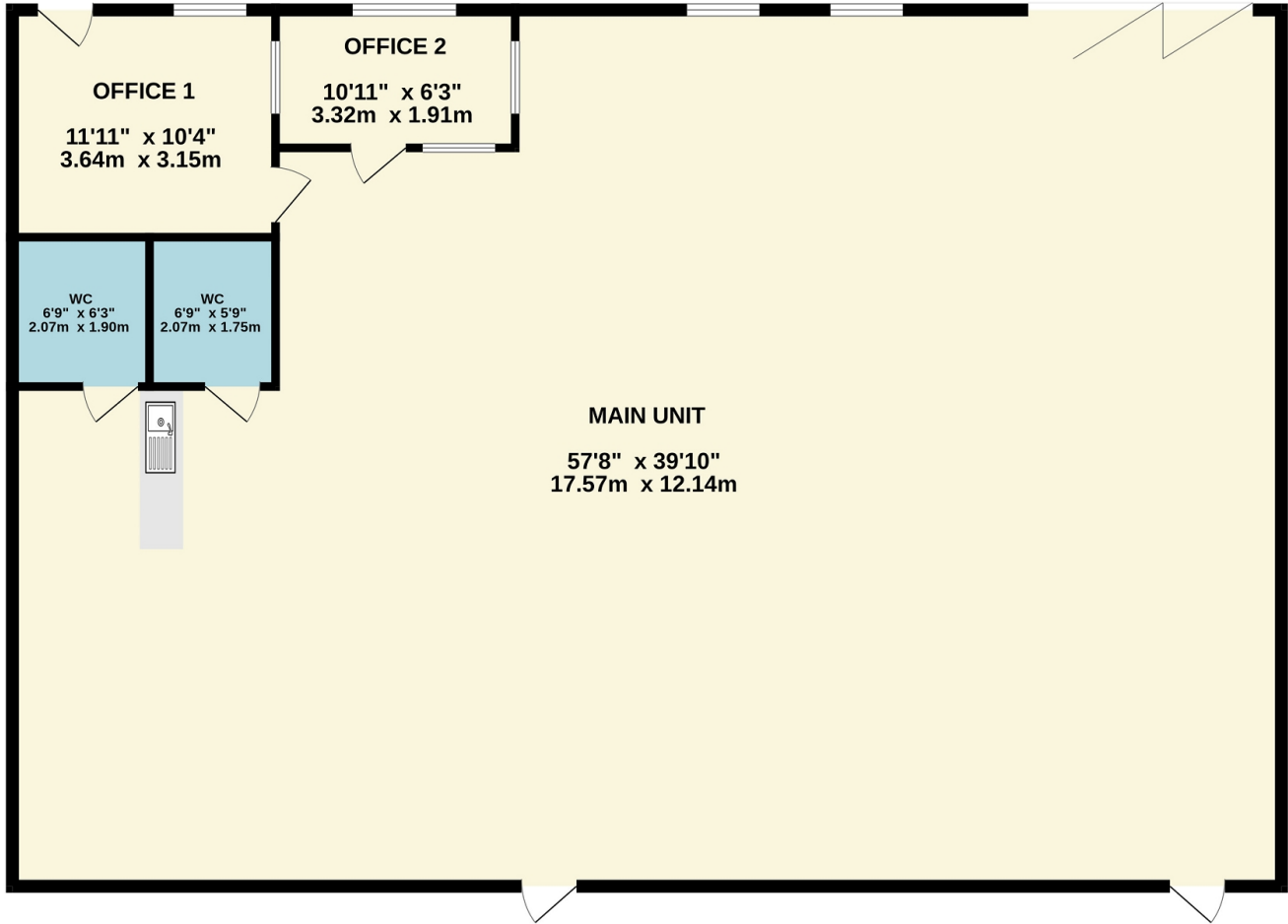
VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

EPC RATING

The EPC rating for this property will be confirmed shortly.

GROUND FLOOR
2295 sq.ft. (213.2 sq.m.) approx.



ROSS NICHOLAS 01425 625500

TOTAL FLOOR AREA : 2295 sq.ft. (213.2 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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