Unit 3 Millfield Queensway, New Milton, Hampshire. BH25 5NN

£12,500 Annually

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

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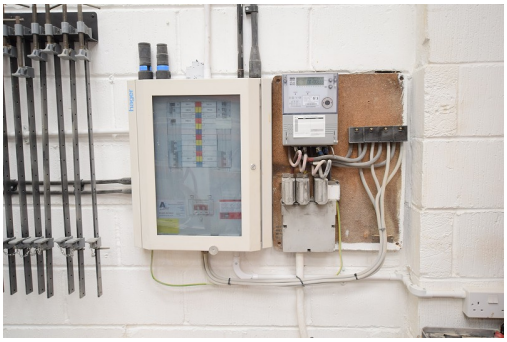
A commercial unit available to rent situated on the conveniently located Queensway industrial estate in New Milton. The unit is approximately 1,343 square feet and benefits from a office and cloakroom. Available in November 2026 or before by arrangement.



OFFICE (12' 10" X 9' 0") OR (3.92M X 2.74M)

Accessed UPVC double glazed door with double glazed window to one side and outside security floodlight. Smooth finished ceiling, two ceiling strip lights, power points and door provides access to:

UNIT (54' 0" X 25' 4") OR (16.46M X 7.71M)

Pitched vaulted roof (max height 4.4m) which is steel framed with 12 daylight panels flooding the unit with natural light. Numerous ceiling light points. Bi-fold shutter door (2.86 x 3.04) providing access to main front forecourt and loading bay, access to electric meter and fuse box. Numerous power points throughout the unit, fire door providing access to rear access. Space Heater (Ambirad) fitted by Industrial Heaters (Southern).

CLOAKROOM (8' 10" X 3' 5") OR (2.70M X 1.04M)

Low level WC, wash hand basin, window, ceiling light.

CAR PARKING

We believe there are three parking spaces with this unit.

DIRECTIONAL NOTE

From our Office in Old Milton Road proceed down Old Milton Road and take the second turning right into Gore Road proceed until reaching Stem Lane on the right and proceed over the railway bridge in Stem Lane then first right into Queensway.

TERMS

Asking rent: £13,000 per annum, payable quarterly in advance on the usual quarter days. Lease: Full Repairing and Insuring. Outside the 54' act. Term: Minimum three years. Availability anticipated from November 2026, although an earlier date may be negotiated depending upon the progress of discussions with the existing tenant. Rent deposit: Equivalent to three months' rent.

LEGAL FEES INVOLVED

The incoming tenant will be responsible for their own legal fees.

RATEABLE VALUE

Current rateable value (1 April 2026 to present) £15,000

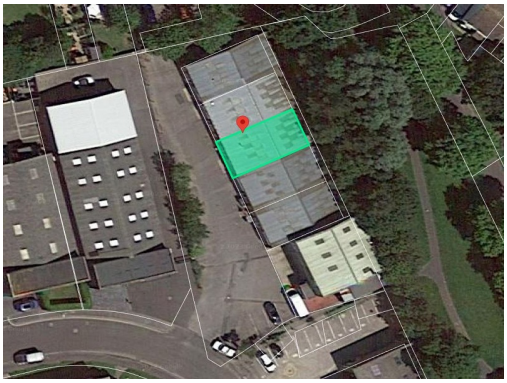
This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

VIEWING ARRANGEMENTS

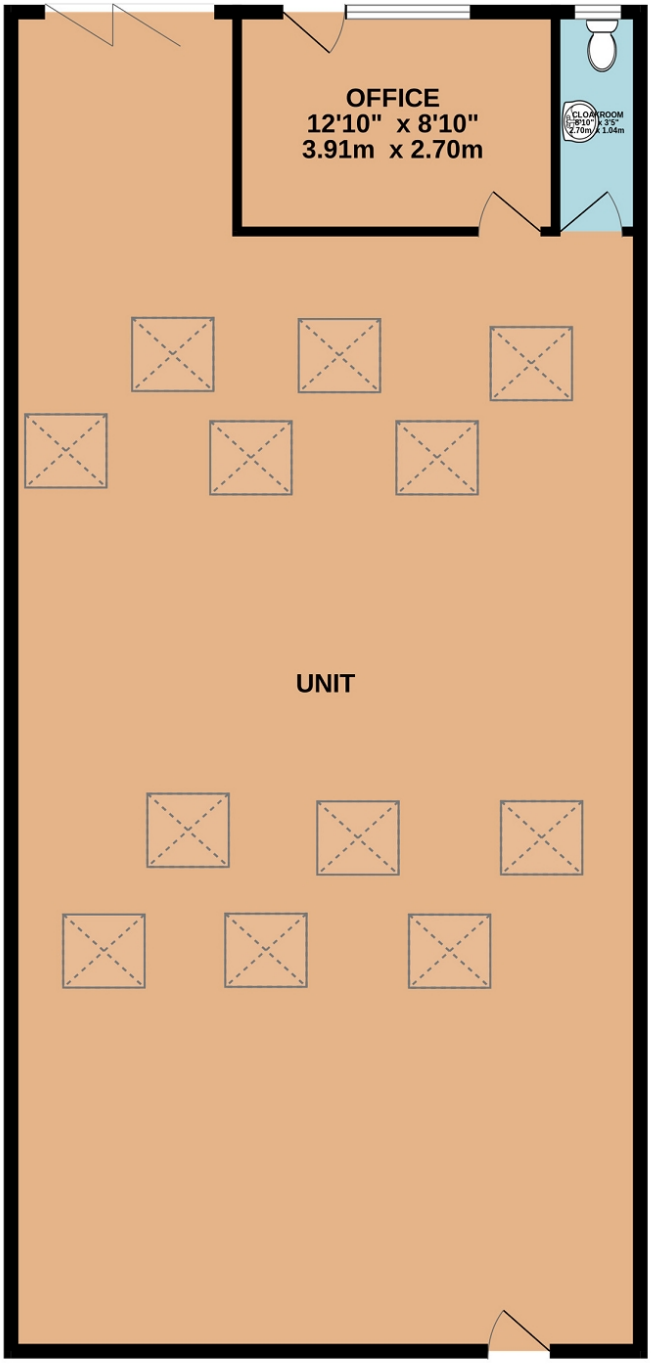
Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500. We offer accompanied viewings seven days a week.

EPC RATING

The EPC rating for this property is C71



GROUND FLOOR
1371 sq.ft. (127.3 sq.m.) approx.



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TOTAL FLOOR AREA : 1371 sq.ft. (127.3 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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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.