



4A Dell Buildings Milford Road, Everton, Lymington, Hampshire. SO41 0ED

£12,500 + VAT Annually



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





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A modern refurbished office unit offered to let with a 3 or 5 year lease option. The offices benefit from two allocated parking spaces with additional parking nearby, brand new carpets. Alarm system, LED lighting, wired data cabinet, newly fitted Kitchen and Cloakroom situated in a convenient location between New Milton and Lymington situated behind Otters Nursery.



ENTRANCE

Main front entrance door of aluminium construction with matching double glazed windows to either side with window openers provides access to:

ENTRANCE HALL (15' 3" X 6' 7") OR (4.65M X 2.00M)

LED ceiling panel, newly fitted carpets and entrance mat. Electric Heat Store thermostatically controlled electric heater, power points, half turn staircase to first floor, glazed door with additional glazed windows providing view into Office. Alarm system, fitted roller blinds, CCTV.

OFFICE ONE (18' 0" X 13' 3") OR (5.49M X 4.03M)

Seven ceiling LED light panels, numerous power points, telephone and data connection points. Wall mounted digital electric radiator, double opening doors provide access to deep storage cupboard, newly fitted carpets and door provides access to:

KITCHEN (10' 2" X 8' 10") OR (3.11M X 2.70M)

LED light panels, modern newly fitted kitchen with L shaped format with granite grey worktops, splash backs, stainless steel sink unit with single drainer and swan necked mixer tap. Comprehensive range of eye level and floor mounted storage cupboards incorporating integrated fridge with Ariston hot water system below. Cutlery drawer, power points. Spiral staircase providing access to first floor Office, access to data cabinet with the option to share the 100mb fibre line at a cost of £100pcm if required, laminate wood effect flooring, wall mounted Heat Store radiator with time clock and thermostat, door provides access to utilities cupboard housing electric meters and fuse boxes and provides general storage. Door provides access to:

CLOAKROOM (5' 7" X 3' 9") OR (1.69M X 1.14M)

Fully re-fitted with LED centre light. Monsoon extractor fan, wall mounted Grohme low level WC with push button flush. Wall mounted wash hand basin with pop-up waste and monobloc mixer tap. Splash back. Wall mounted Windsor dryer, laminate flooring.

OFFICE TWO (28' 11" X 18' 4") OR (8.81M X 5.58M)

Vaulted ceiling with LED downlights, roof daylight panels with fitted roller blinds. Windows facing to the front aspect of the building with fitted roller blinds and numerous window openers, data cable trunking with power points and sockets, newly fitted carpets, WiFi router, Mitsubishi air conditioning unit, this floor is also accessed via an additional staircase and spiral staircase from the kitchen.

OUTSIDE

The Unit comes with two allocated parking spaces located to the front of the unit with the option to park four additional cars in the main carpark. Building is alarmed with CCTV coverage and site is secured by electric gates on the access road overnight.

VIEWING ARRANGEMENTS

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

DIRECTIONAL NOTE

From our Office in Old Milton Road proceed down the Road until reaching the junction with A337. Turn left and continue on this road until reaching Otters Nursery on the right and the unit is situated behind Otters Nursery.

PLEASE NOTE

Please Note All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

RENTAL INFORMATION

£12,500 per annum paid quarterly in advance - Exclusive of VAT, business rates, Electric, water and sewage and building insurance. Lease term 3 or 5 years available.

RATEABLE VALUE

from 1 April 2026 - £12,500

LEGAL FEES INVOLVED

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

VAT

Unless otherwise state terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of the tax in the subject case.

DEPOSIT INFORMATION

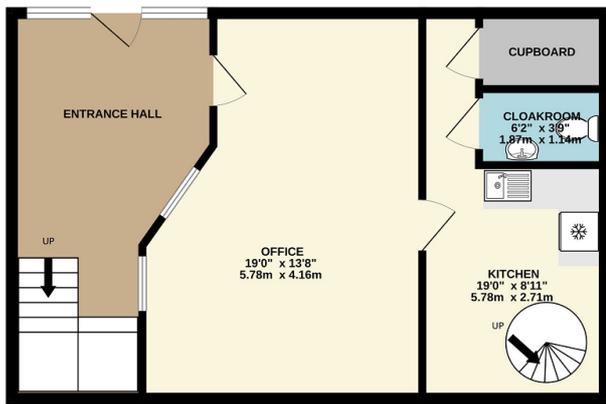
A deposit totally one quarters rent (£3125) will be held at all times.

EPC RATING

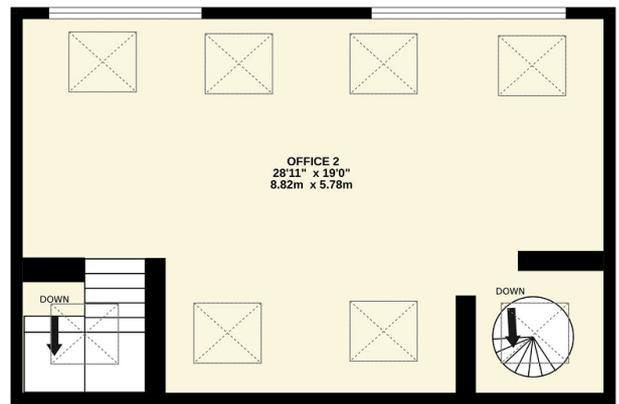
The EPC rating for this property to be confirmed.



GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
529 sq.ft. (49.2 sq.m.) approx.



ROSS NICHOLAS 01425 625500

TOTAL FLOOR AREA : 1078 sq.ft. (100.1 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.