



The Printing Offices, 74 Station Road, New Milton, Hampshire. BH25 6LE

Guide Price £245,000



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

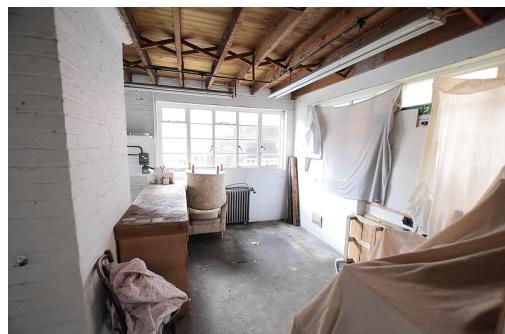




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A rare opportunity to buy a commercial building offering approximately 1800sqft which was used as a printing workshop and has since been used as an office with potential to convert the building into residential (stp) if required. The property is located just off New Milton High Street.



UNIT

Outside parking area to one side of the building suitable for approximately six vehicles with additional parking area in front of the building. UPVC double glazed door with matching side screens provides access to:

RECEPTION (17' 11" X 13' 2") OR (5.47M X 4.01M)

Suspended ceiling, grid lighting, radiators, power points including 3 phase connection points, opening provides access to main work shop and glazed door provides access to:



OFFICE (17' 11" X 11' 0") OR (5.47M X 3.36M)

Situated at the rear with a Westerly aspect towards Charlotte Court. Ceiling lights, radiator.

WORKSHOP (42' 5" X 16' 3") OR (12.94M X 4.95M)

Fantastic open plan space with glazed windows to two sides and double opening barn doors providing access to the front driveway area. Numerous ceiling strip lights, floor mounted gas Baxi boiler supplying heating to the building. 3 phase electrics, access to electric meter and fuse boxes. Numerous radiators, concrete floors additional windows facing a Westerly aspect, door provides access to:

CLOAKROOM (6' 6" X 5' 11") OR (1.99M X 1.80M)

Light, low level WC, wall mounted wash hand basin, Belfast style sink with cold water tap above and staircase provides access to:



FIRST FLOOR LANDING

Light point, glazed window facing a Southerly aspect, opening provides access to first floor landing and opening leads to:

KITCHENETTE (11' 2" X 7' 6") OR (3.41M X 2.28M)

Glazed window, roll top work surfaces, power point.

OFFICE TWO (32' 0" X 16' 3") OR (9.76M X 4.95M)

First floor office with power points, access to loft via roof hatch, glazed windows to two sides and glazed door provides access to:



OFFICE THREE (16' 3" X 10' 5") OR (4.95M X 3.18M)

Rear office with glazed windows to two sides, ceiling light point, power points and a disused chimney breast.

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 turn left at the traffic lights into Station Road and continue on the left until reaching Park View Mews which gives access to the building.

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.

TENURE

The resale tenure for this property is Freehold

EPC RATING

The EPC rating for this property will be confirmed shortly.

GROUND FLOOR
1118 sq.ft. (103.9 sq.m.) approx.

1ST FLOOR
685 sq.ft. (63.7 sq.m.) approx.



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TOTAL FLOOR AREA : 1803 sq.ft. (167.5 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.