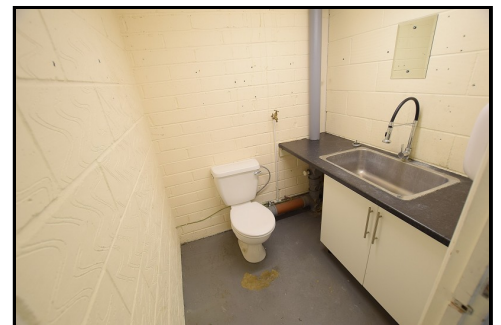




2E Queensway, New Milton, Hampshire. BH25 5NN

£12,800 Annually



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





2E Queensway, New Milton, Hampshire. BH25 5NN

£12,800 Annually

A modern mid-terrace commercial unit to let situated on the popular Queenway Industrial Estate located just off Stem Lane. The unit consists of main unit (560sqft or 52sqm). Four offices on first floor also kitchen and cloakroom. Two allocated parking bays plus unloading bay. Available now.



ENTRANCE

Double glazed door with entry phone and outside security floodlight with wall mounted power hub for electric charging. Main shutter door to unit with light above.

RECEPTION (7' 9" X 10' 8") OR (2.35M X 3.24M)

Emergency lighting, wall mounted light point, half turn staircase to upper floor. Under stair storage, wall mounted alarm system, cupboard provides access to Smart meter and door provides access to:

UNIT (27' 5" X 20' 7") OR (8.35M X 6.28M)

Main Unit has three ceiling lights. Electronically operated sectional door. Part block-work walls with metal cladding to the upper sections. Access to fuse board and alarm panel, grey painted floor, power points, access to:

CLOAKROOM (6' 0" X 5' 7") OR (1.83M X 1.69M)

Ground floor Cloakroom benefits from low level WC, stainless steel sink with swan necked mixer tap above, ceiling strip light and extractor, storage cupboard, wall mounted hand dryer.

LANDING (13' 4" X 4' 6") OR (4.07M X 1.37M)

Leads to first floor offices, ceiling light to landing, door provides access to main office areas which have been fitted out with partition walls, suspended ceilings and LED panel lights, main landing area benefits from a grid ceiling with LED light panels. Oak veneer doors to offices with glazed panels providing light and aspect into offices, door provides access to:

KITCHEN (4' 11" X 3' 9") OR (1.50M X 1.15M)

Stainless steel sink, mixer tap with separate Heatstore electric water heater above. eye level storage cupboards and storage units.

CLOAKROOM (4' 11" X 3' 3") OR (1.50M X 1.00M)

Low level WC with push button flush, pedestal wash hand basin with cold tap with separate Heatstore heater above. Wall mounted hand dryer, ceiling light.

OFFICE ONE (14' 2" X 10' 2") OR (4.33M X 3.10M)

Two ceiling light panels, double glazed window overlooking Stem Lane and farmlands adjacent. Trunking with power points and data points. Entry phone system. Daylight panels to two connecting offices. Window blinds.

OFFICE TWO (18' 2" X 9' 10") OR (5.53M X 2.99M)

Two LED light panels. Double glazed window facing front aspect with fitted blinds, access to eye level data cabinet, data trunking and power points.

OFFICE THREE (9' 5" X 8' 8") OR (2.88M X 2.65M)

LED light panel. Double glazed window with roller blind, data trunking and power points.

OFFICE FOUR (13' 5" X 6' 6") OR (4.08M X 1.99M)

Ceiling light panel, double glazed window overlooking Stem Lane and farmers fields. Data trunking and power points, windows to Office One and Landing.

OUTSIDE

The Unit benefits from two parking bays plus the unloading bay in front of the Industrial unit door.

2ND FLOOR LANDING

BUSINESS RATES

Current rateable value (1 April 2026 to present)
£12,500. 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.

You can get small business rate relief if:

The properties rateable value is less than £15,00 providing the business only uses one property.

TERMS

Annual Rent £12,800 plus VAT £2560 making £15,360. Total Quarter rent £3840 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.

DIRECTIONAL NOTE

From our office in Old Milton Road proceed down the road and take the second turning right into Gore Road. Continue until reaching Stem Lane on the right and then just over the railway bridge turn right into Queensway.

EPC

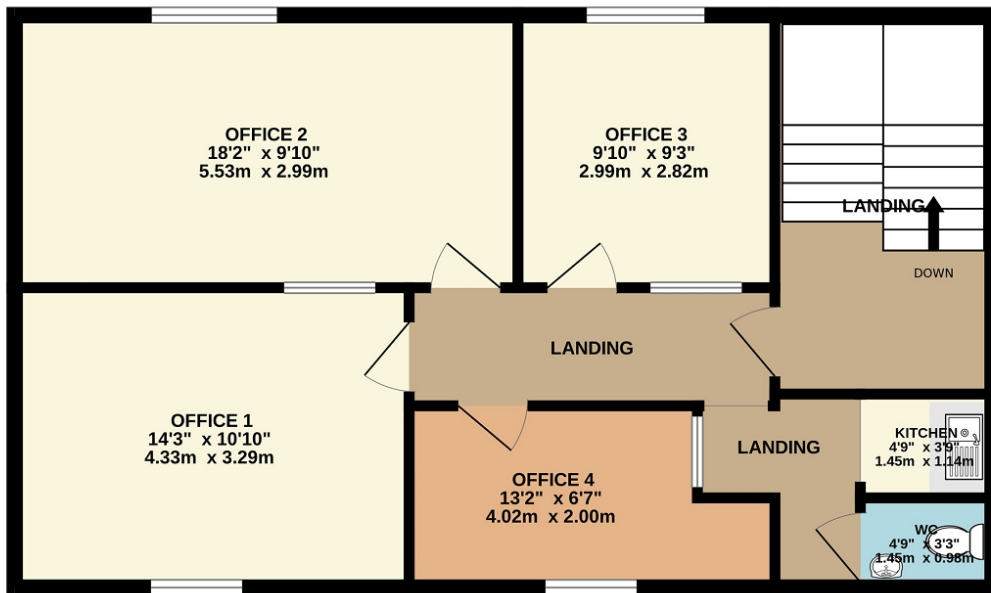
The EPC rating for this property is to be confirmed by landlord.



GROUND FLOOR
726 sq.ft. (67.5 sq.m.) approx.



1ST FLOOR
726 sq.ft. (67.4 sq.m.) approx.



ROSS NICHOLAS 01425 625500

TOTAL FLOOR AREA : 1452 sq.ft. (134.9 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.
Made with Metropix ©2026

Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire. BH25 6DQ
01425 625 500
sales@rossnicholas.co.uk