

Linden House, First Floor Offices, 95-97 Station Road, New Milton, Hampshire. BH25 6JJ

£7,000 ***for the first year***







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



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DISCOUNTED RENT FOR FIRST 12 MONTHS - Five first floor offices offering 1042sqft to let situated in a prominent position on Station Road New Milton. The Offices have an allocated parking bay behind the building, electric heating, new UPVC double glazing, available immediately







ENTRANCE
Secure front door located to the rear of the building adjacent to the Car Park provides access to:



ENTRANCE LOBBY (8' 2" X 5' 7") OR (2.50M X 1.70M)
Low voltage ceiling downlight, opening provides access to Storage Rooms, emergency lighting, glazed window facing rear Car Park with security grills, smoke alarm, additional ceiling light, Creda Storage heater and half turn staircase leads to first floor landing which benefits from light, corner cupboard, door provides access to Front Office and Kitchen.

KITCHEN (9' 8" X 9' 0") OR (2.94M X 2.75M)
Ceiling strip light, newly fitted UPVC double glazed window facing rear aspect, comprehensive range of kitchen units with stainless steel sink with single drainer with water heater above. Creda storage heater, power points, UPVC double glazed window facing rear aspect, door provides access to:

CLOAKROOM (7' 4" X 5' 11") OR (2.23M X 1.80M)
Ceiling light, UPVC double glazed window, low level WC, wall mounted wash hand basin.



OFFICE ONE (17' 11" X 14' 7") OR (5.45M X 4.45M)
Located at the front of the building, four ceiling strip lights, windows to two sides benefiting from being UPVC double glazed. Power points, three storage heaters and connecting door provides access to:

OFFICE TWO (11' 5" X 9' 7") OR (3.48M X 2.91M)
Ceiling strip light, UPVC double glazed window facing front aspect. Power points, wall mounted storage heater, door provides access to:

INNER HALL (12' 9" X 5' 2") OR (3.88M X 1.58M)
Emergency light, door provides access to:

OFFICE THREE (25' 10" X 7' 7") OR (7.87M X 2.31M)
Two ceiling strip lights, dual aspect room with windows overlooking rear and side aspects. Storage heater, power points, second storage heater, heat detector.

RECEPTION (13' 2" X 7' 1") OR (4.02M X 2.17M)
Ceiling strip light, emergency lighting, heat detector, UPVC double glazed window facing rear aspect, access to safety trip consumer unit, Creda storage heater, built-in storage cupboard, additional double glazed window facing rear aspect with ceiling light and heat detector. Door provides access to Office Four.

OFFICE FOUR (17' 2" X 11' 6") OR (5.24M X 3.50M)
Low voltage lighting, UPVC double glazed window facing front aspect, power points, storage heater.

INNER HALL (12' 9" X 5' 2") OR (3.88M X 1.58M)
Ceiling light, heat detector, access to loft, emergency lighting, Creda storage heater, double opening storage cupboard, door provides access to:

OFFICE FIVE (16' 8" X 16' 10" MAX) OR (5.08M X 5.14M MAX)
Three low voltage lighting panels. UPVC double glazed window facing the front of the building, storage heater, power points, additional storage heater.

CLOAKROOM (7' 4" X 5' 11") OR (2.23M X 1.80M)
Opaque UPVC double glazed window. Low level WC, pedestal wash hand basin, water heater, storage heater, excellent off road parking at the rear of the property.

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 right at the traffic lights and proceed until reaching Lindon House on the left.

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.

RENTAL INFORMATION
Rent reduce for first year to £7,000 PER ANNUM. Rent to increase to £9,950 PER ANNUM EXCLUSIVE OF VAT, minimum term 3 years, business rates, service charge, insurance premium and any other outgoing payable quarterly in advance by STANDING ORDER. 2026 Service charge currently £4,094.94 for the year. Annual buildings insurance premium currently £795.46.

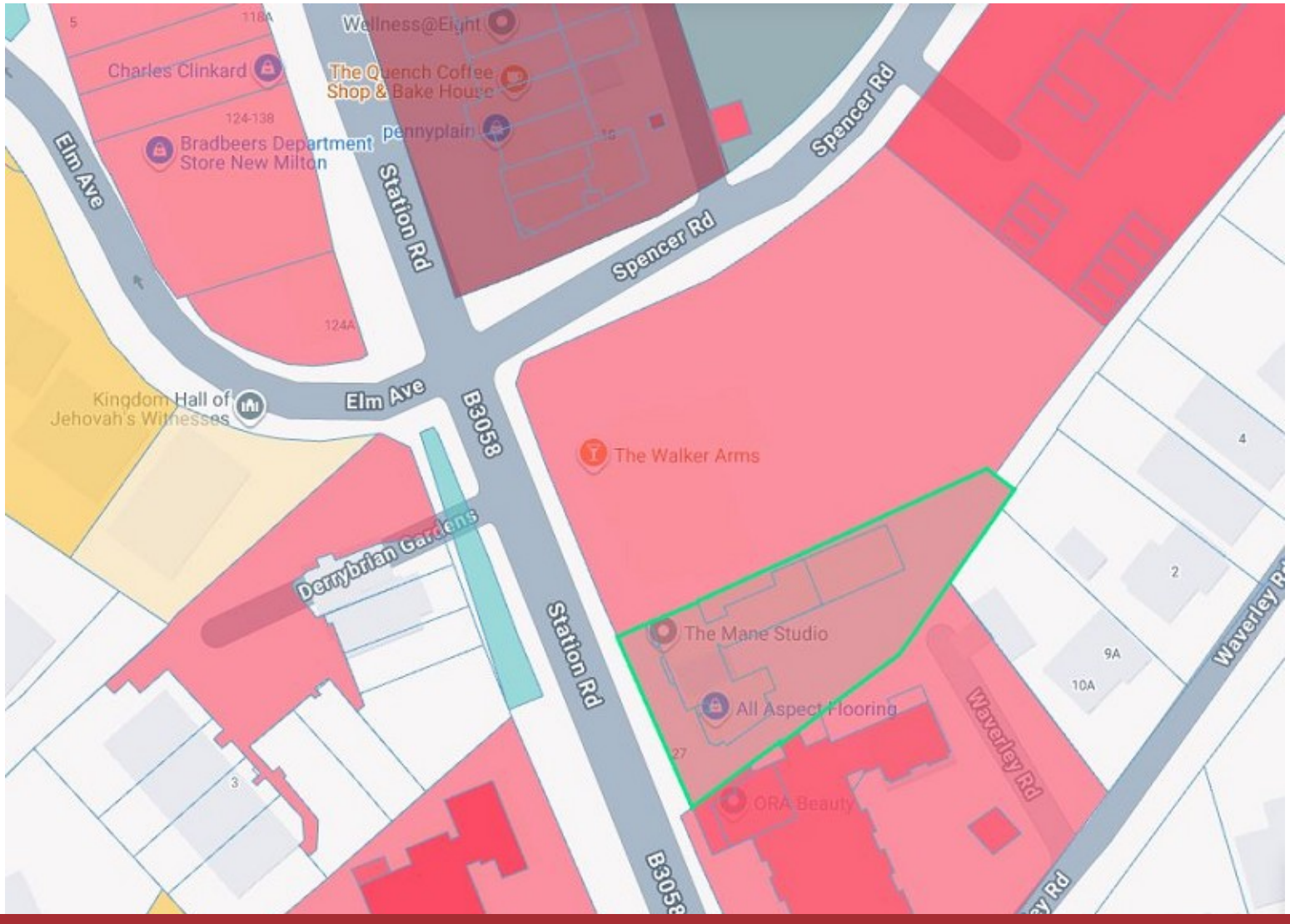
RATEABLE VALUE
£10,750 (from 02.08.2018)
£10,750 (from 01.04.2023)
100% Small Business Rate Relief is currently available on properties with a rateable value of £12,000 or less (subject to conditions).

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.

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REFERENCING
Successful applicants will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £48 inc. VAT per let which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC.



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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.