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**Commercial
Property Consultants**

REFURBISHED WAREHOUSE TO LET



Refurbished in 2016 with new roof, external cladding & mezzanine floor

Available on short term lease to August 2023 or longer term lease

Located 1 mile west of town centre with access to A35 to Bournemouth & M27

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STRICTLY SUBJECT TO CONTRACT. ALL MEASUREMENTS APPROXIMATE

These particulars do not constitute any offer or contract and although believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any contract. Services have not been tested and no warranty is given as to the condition of the property or services. Interested parties should satisfy themselves as necessary, as to the structural integrity of the property and condition/working order of services, plant and equipment.

FOREST HOUSE, 12 QUEENSWAY, NEW MILTON BH25 5NN

Location

The property is located within the principal and largest industrial area of New Milton. The Stem Lane Industrial Estate which is the base for many businesses. It is approx. 1 mile west of New Milton Town centre, There is access from Stem Lane to the B3055 which connects to the main A35 providing access to the Bournemouth conurbation, with Christchurch approx. 5½ miles and Bournemouth approx. 11 miles away. The A35 connects to the M27 to the east.

Description

The property comprises a detached warehouse building which was completed refurbished in 2016 with new external cladding, roof and modern offices all under a steel portal frame. Eaves height approx. 17'6 to underside of steel frame and 19'8 to roof. To the front of the building is two storey offices part open plan and part fitted out with smaller rooms. There is a side access/loading yard serving 2 loading bays and to the front of the building is space for approx. 16 (double parked) cars.

A mezzanine floor has been installed by the current tenant to part of the warehouse providing approx. 1,988 sqft (184.69 sq.) of storage accommodation with under mezzanine height of approx. 9'2 and height above of approx. 9'2. This can be removed if not required.



Specification & Highlights

- Building refurbished in approx. 2016
- Eaves height approx. 19'8 (17'6 to underside of steel frame)
- Mezzanine floor installed to part
- Modern carpeted offices with wall trunking, double glazing, open plan & partitioned offices.
- Side yard/loading
- 2 electric side loading doors
- Front car parking for 16 cars
- Available on short or longer term lease
- EPC rating of Band B

Accommodation Summary

The accommodation has been measured on a gross internal area basis in accordance with the RICS Code of Measuring practice 6th edition.

	m ²	ft ²
	Sq m	Sq Ft
Ground Floor Offices	110.09	1,185
First Floor Offices	112.50	1,211
Main warehouse	694.26	7,473
TOTAL MAIN BUILDING	916.85	9,869
Mezzanine Floor	184.69	1,988
TOTAL GIA	1,101.54	11,857



Business Rates

The VOA has assessed the property on the 2017 Rating list with a Rateable Value of £67,000.

Energy Performance Certificate

The property has been assessed with an energy performance asset rating of 49 (band B). A copy of the certificate is available for inspection.



Lease Term

The whole property is currently let on a full repairing and insuring basis on a lease for a term of 10 years from 15th August 2016 to August 2026. The lease incorporates a tenant's break clause on 15th August 2023 and is contracted out of the Landlord & Tenant Act 1954.

The property is available on 3 alternative bases.

- 1 An assignment of the current lease or
- 2 A new sublease until August 2023 contracted out of the Landlord & Tenant Act 1954 or
- 3 A new longer lease to be agreed directly with the freeholder.

Rent

£79,134.12 pa excl of VAT. The rent is reviewed annually on 15th August each year in accordance with RPI.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing and Further Information

Strictly by appointment with the sole agent through whom all negotiations must be conducted:-

Richard Pullen, Pullen Associates

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