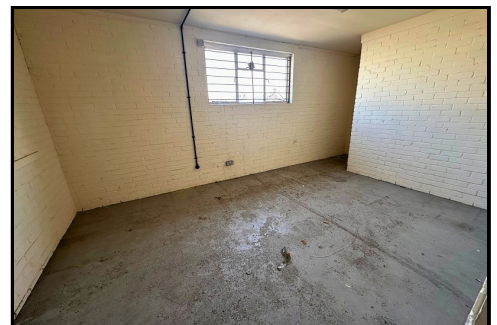




**Unit B Tarodene House Gore Road Industrial Estate, New Milton,  
Hampshire. BH25 6SA**  
**£29,950 plus VAT per Annum**



**Ross Nicholas & Company Limited**  
334 Lymington Road, Highcliffe,  
Dorset, BH23 5EY  
01425 277 777



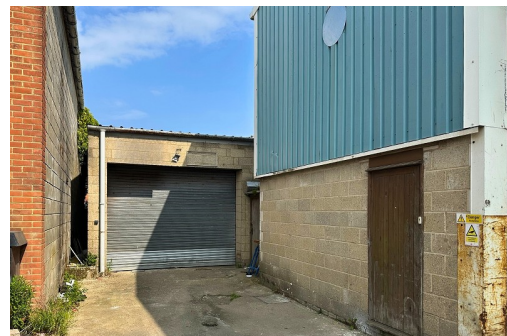
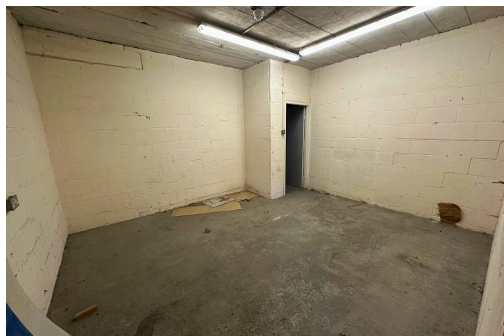




## **Unit B Tarodene House Gore Road Industrial Estate, New Milton, Hampshire. BH25 6SA**

**£29,950 plus VAT per Annum**

A well located Industrial Unit of approximately 4755 sq ft available immediately offering a large Ground Floor workshop and storage areas with cloakroom and first floor offices. The property is approached over a concrete access with a large roller door to the front and pedestrian access door adjacent.



## WORKSHOP

Large manually operated pull down roller door leads into the large Workshop area with wall mounted Gas meter and supply, natural light roof panels in part, warm air industrial style heater, door to:

## STORAGE ROOM

Running as a joining wall to the neighbouring front unit, offering good storage, small Kitchenette area and door to the Cloakroom which houses a corner wash hand basin and low level flush WC.

## STORAGE ROOM

Situated to the side and having power and lighting.

## STAIRS RISE TO THE:

## FIRST FLOOR LANDING

Lighting and access into both office suites.

## OFFICE ONE

A large office suite with window to the side, fire exit to rear.

## OFFICE TWO

Situated to the side of the building with window to side.

## LEASEHOLD & MAINTENANCE FEES

The premises is available on a minimum 5 year term (break clause at 3 years may be considered) with each party paying their own legal fees. A nominal service charge is payable towards maintenance of the access way.

## VAT

The rent will be subject to VAT at the prevailing rate.

## BUSINESS RATES

Business Rates are payable and we await confirmation of this from the Landlord.

## DEPOSIT INFORMATION

A deposit equal to one Quarter's rent will be held by the Landlord. Personal Guarantees may be required to further Guarantee the rent.

## DIRECTIONAL NOTE

From our office in New Milton proceed in a Westerly direction taking the right hand turn into Gore Road. Follow the road for approximately 2/3 mile until you see Milford Supplies on your right hand side. Turn here and Tarodene House will be found on the right hand side and the unit is situated to the rear of the site.

## 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.

## REFERENCING

Successful Tenants will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 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.

## EPC RATING

The EPC rating for this property is C72

InternalPropertyPhoto

**Ross Nicholas & Company Limited**  
**334 Lymington Road, Highcliffe, Dorset, BH23 5EY**  
**01425 277 777**  
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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.