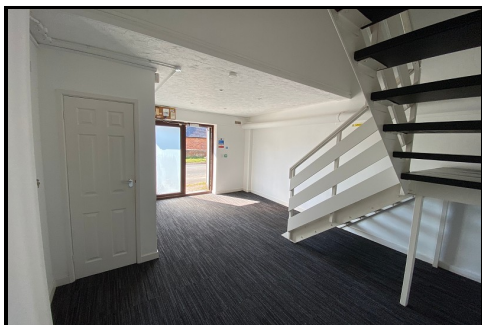




First Floor Office 118 Gore Road, New Milton, Hampshire. BH25 6SJ

£1,250 Monthly



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





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BH25 6SJ**

£1,250 Monthly

AVAILABLE NOW - Unfurnished modern first floor office complex 1500 sq. ft. Short or long term let, situated in a convenient location.



TERMS

Rental of £15,000 per annum including buildings insurance, maintenance and VAT.

Upwardly rent reviews on a 3-yearly basis.

A three month rent deposit is to be held throughout the duration of the term.

Three months notice required before vacating the premises.

DEPOSIT INFORMATION

Three months rent up front.

LEGAL FEES INVOLVED

The incoming tenant will be responsible for their own legal fees.

BUSINESS RATES

£11,500 as 1st April 2024 to Present. 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. 100% Small Business Rates Relief may apply to this office unit (subject to eligibility).

VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500. We offer accompanied viewings seven days a week.

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.



InternalPropertyPhoto

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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.