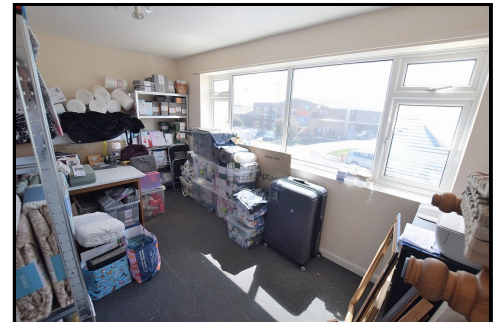




12B Queensway, Stem Lane Industrial Estate, New Milton, BH25 5NN

£15,500 Annually



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





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£15,500 Annually

A spacious industrial unit offering approximately 1600sqft to let located on the popular Queensway Estate within close proximity of New Milton town centre. The unit is accessed via a Shutter door and pedestrian door with first floor office and Cloakrooms on ground floor. Private parking to front of building.

ENTRANCE

Tarmac drive and parking with additional gravel area provides additional parking providing access to main shutter door and UPVC double glazed door provides access to pedestrian access with UPVC double glazed door with matching side screen providing access to:

ENTRANCE HALL (146' 2" X 2' 5") OR (44.55M X 0.74M)

Two ceiling light points, double glazed window facing front aspect with window opener. Electric three phase supply with meter, power points, half turn return staircase to first floor Office. Double glazed window at head of stairs, alarm system, door to main unit and door provides access to Staff Washroom.

TOILET

Ceiling light, UPVC double glazed window facing front aspect. Wall mounted wash hand basin with Triton electric water heater above. Doors to His and Hers toilets both of which benefit from ceiling light, double glazed window and low level WC.

OFFICE

First floor Office, ceiling light to landing, ceiling light to main office. Large UPVC double glazed window facing front of building with window openers and power points. Window at head of stairs providing more light.

UNIT (42' 1" X 28' 2") OR (12.82M X 8.58M)

Main unit benefits from brickwork walls under a pitched roof with daylight panels and numerous LED lights, Fire Exit to rear, main shutter door to front forecourt. Disused ceiling gas heater, three phase power supply as well as normal power supply, mezzanine floor to one corner which measures 5.94m x 1.79m. Staircase, concrete painted floor.

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 proceed down the road taking the second turning right into Gore Road. Continue until reaching Stem Lane on the right, turn into Stem Lane over the railway bridge and Queensway will be found on the right.

BUSINESS RATES

Current rateable value (1 April 2026 to present)

£13,750. 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.

LEGAL FEES INVOLVED

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

VAT

Please note there is no VAT payable on this unit.

TERMS

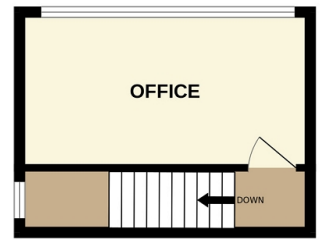
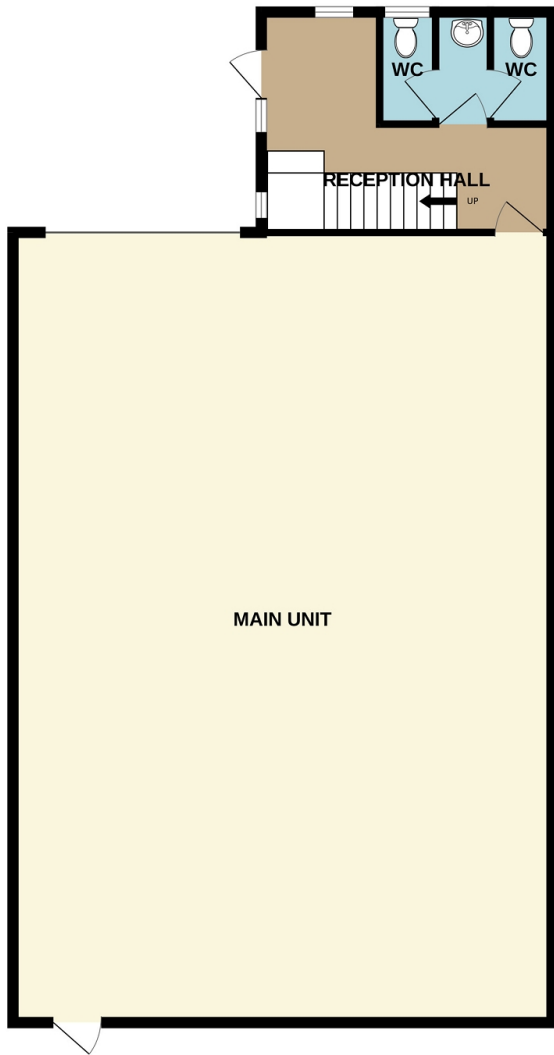
The unit will be available from the 18 October 2026. Rental of £15,500 per annum, full repairing lease plus building insurance. Minimum term three years. Upwardly rent reviews on a 3 yearly basis. A three month rent deposit is to be held throughout the duration of the term for any new startup business. A six month notice period will be required before vacating the premises.

EPC

EPC BAND D83

GROUND FLOOR
1336 sq.ft. (124.1 sq.m.) approx.

1ST FLOOR
292 sq.ft. (27.1 sq.m.) approx.



ROSS NICHOLAS 01425 625500

TOTAL FLOOR AREA : 1628 sq.ft. (151.2 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.
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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.