



15A Whitefield Road, New Milton, Hampshire. BH25 6DE

£550 Monthly



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





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3D TOUR AVAILABLE TO VIEW - A modern double office suite (A2 OR B1 USE) OFFERING 340 sq ft located just off the New Milton High Street and Railway station. Two private front door entrances, double glazed windows and modern electric heating. Refurbished cloakroom, attractive modern flooring, ample power points. Available from the 1st September 2023.



OFFICE ONE (14' 2" X 10' 9") OR (4.32M X 3.27M)

Two UPVC double glazed windows and door to the front elevation. Smooth plastered ceiling with ceiling down lights, telephone and power points. Attractive wood effect flooring finished in light Grey colour, Electric wall heater. Door through to office two

OFFICE TWO (11' 3" X 16' 1") OR (3.44M X 4.91M)

Smooth plastered ceiling with ceiling down lights. Two UPVC double glazed windows to the side elevation with double glazed door providing secondary entrance to Whitefield Road. Access to Electric meter and consumer unit. Wood effect flooring in a light Grey colour finish, power points, electric wall heater. Door leads to:

KITCHENETTE (4' 0" X 2' 6") OR (1.21M X 0.76M)

With work surface, light and power points, access to water heater. Fitted eye level shelf.

CLOAKROOM (4' 9" X 2' 6") OR (1.45M X 0.76M)

Modern refurbished white suited, plain plastered ceiling, fully tiled walls and ceiling light. Wall mounted WC and wall mounted wash hand basin. Heated electric towel rail, fully tiled wood effect flooring in a light Grey finish.

VAT

Please note the let is PLUS VAT.

TENURE

The RENT for this unit is £6,600 + VAT per annum INCLUDING service charge and buildings insurance.

Upwardly rent reviews on a 3-yearly basis.

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

LEGAL FEES

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

RATES

Business rates for this shop unit are currently £3,550 per annum. This is not the full amount you will pay. This rateable value is used to calculate your rates bill. Due to the size of this unit you are likely be allowed small business rate relief as the property's rateable value is less than £15,000. Currently (August 2019) you will not pay business rates on a property with a rateable value of £12,000 or less.

VIEWING ARRANGEMENTS

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.

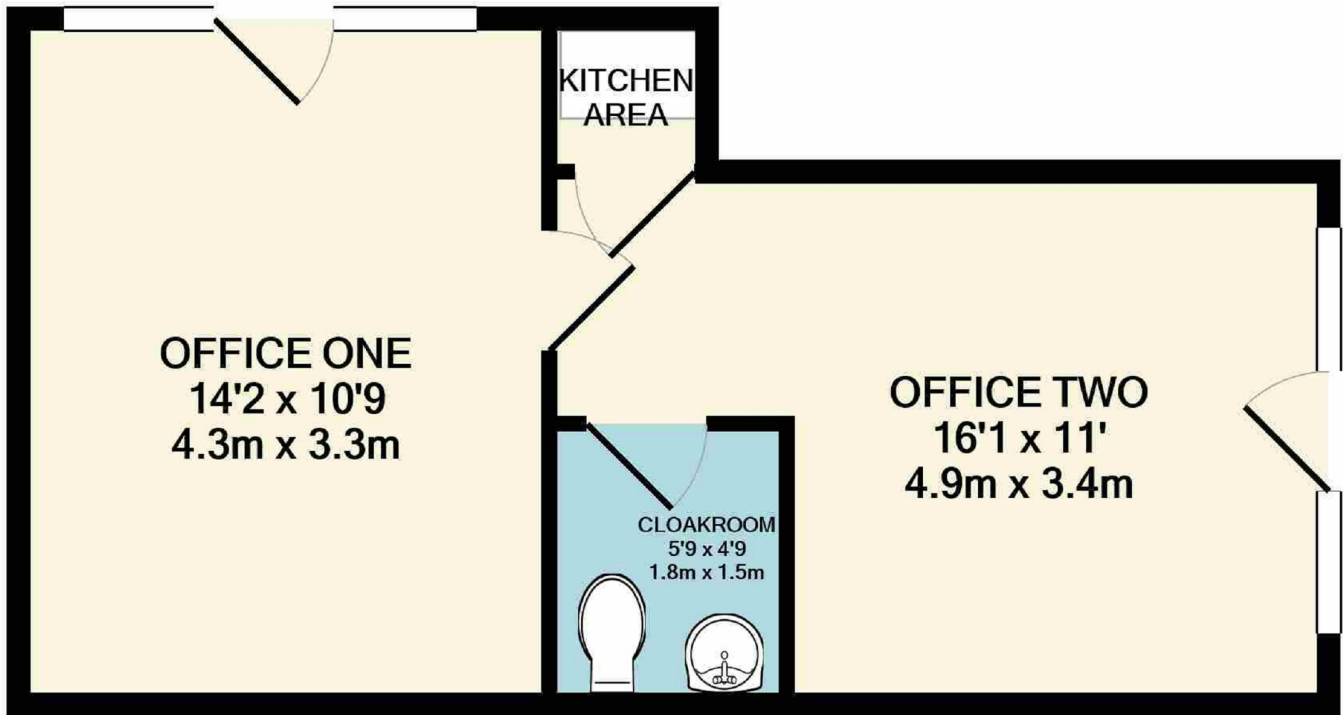
DIRECTIONAL NOTE

From our Office in Old Milton Road proceed down the road and take the first turning right into Whitefield Road.

EPC

The property has an energy performance rating of Band D. The full Energy Performance Certificate and recommendations report are available on request.





TOTAL APPROX. FLOOR AREA 340 SQ.FT. (31.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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