

UNIT 3 MILLFIELD, QUEENSWAY INDUSTRIAL ESTATE, NEW
MILTON, HAMPSHIRE BH25 5NN



INDUSTRIAL PREMISES – **FOR SALE**



KEY FEATURES

- Allocated parking
- Three phase power
- Freehold available

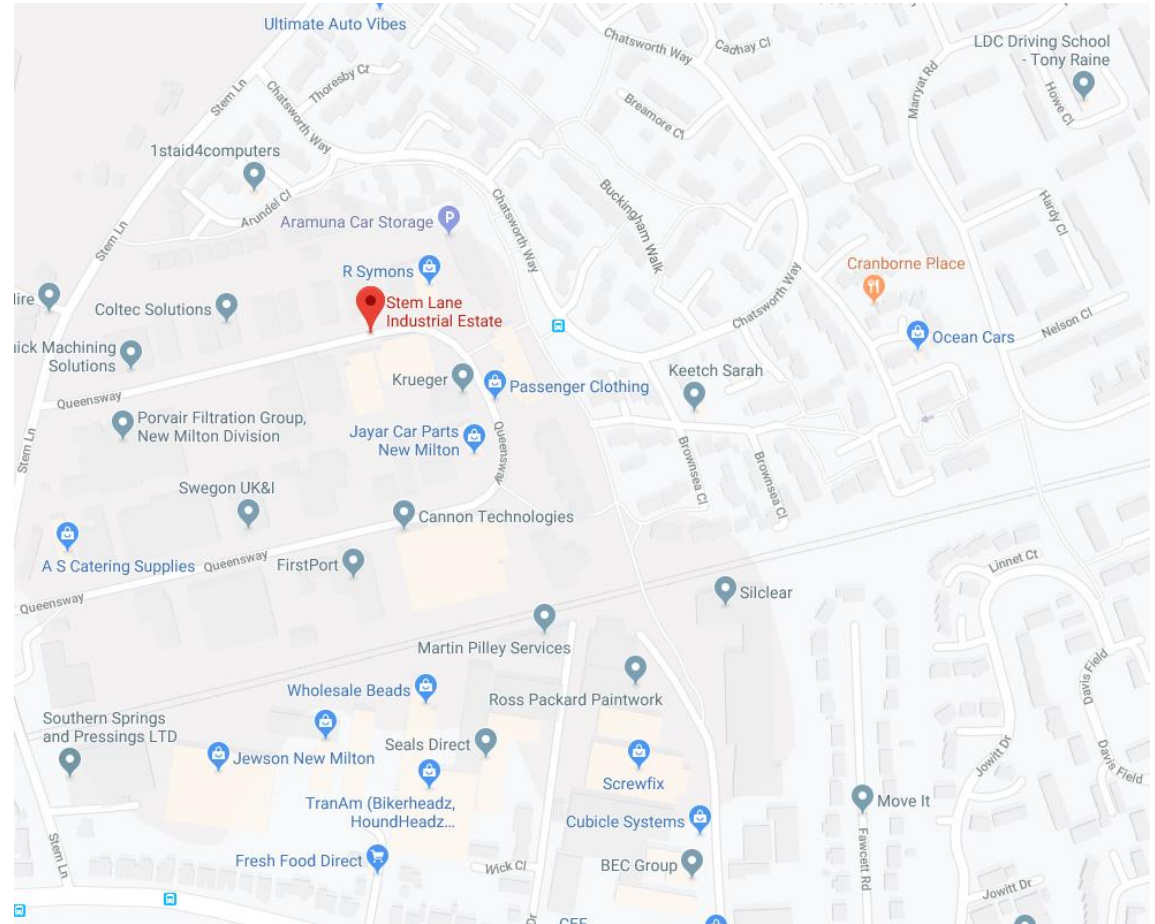
1,343 sq ft (124.80 sq m) GIA

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LOCATION

The industrial building is on a scheme known as Millfield on the Queensway Industrial Estate, located off Stem Lane, a well-established industrial location in New Milton and one of the main industrial locations in the New Forest.



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DESCRIPTION

Unit 3 Millfield is a mid-terrace industrial unit of steel portal frame, with brick elevations and roof containing recently cleaned translucent roof lights offering a maximum eaves height of 4.38m.

Internally the premises benefit from a small office area and WC, 3 phase power and connections to all mains services. The unit benefits from a concertina loading door measuring 2.92 x 2.55m.

Externally the premises has an allocated loading forecourt and 3 parking spaces.

SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

SCHEDULE OF AREAS (APPROX. GIA)

| Description | ft ² | m ² |
|-----------------------------------|-----------------|----------------|
| Total gross internal area approx. | 1,343 | 124.80 |

(Measured in accordance with the RICS Code of Measuring Practice 6th Edition)

EPC

C-63. Full certificate available on request.

TENURE

The freehold interest is available to purchase.

PRICE

£170,000 exclusive of VAT

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

BUSINESS RATES

Interested parties are advised to enquire via the Valuation Office Agency. www.voa.gov.uk

LEGAL COSTS

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

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FURTHER INFORMATION

For further information please contact the sole agents below.

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**Subject to Contract
September 2019**

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