



HELLIER
LANGSTON
Commercial Property Consultants

For Sale/To Let

Detached warehouse industrial unit with large secure yard

Unit 20 Queensway, New Milton, Hampshire BH25 5NN



KEY FEATURES

935.13m² (10,066 sq. ft.)

Site 0.46 acres

Secure site

Large rear yard area

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Hellier Langston

Enterprise House, Ocean Village
Southampton SO14 3XB

For Sale/ To Let

Detached warehouse/industrial unit

Description

The premises comprise a detached two bay steel portal frame warehouse/industrial unit with front two storey offices under a flat roof. The site benefits from 9 block paviour car parking spaces in front of the offices and a large concrete yard to the rear. The site area is 0.46 acres and is surrounded by a metal palisade fence. Access to the rear yard is via the gated concrete side road. The site also benefits from CCTV coverage on all elevations.

The industrial space is split into two adjoining bays accessed by 2 electric roller shutter doors which are 4.66 metres wide by 3.95 metres high. The building elevations are brick and the roof is covered in asbestos cement sheet with day light panels. The area is lit with halogen warehouse lights and heated by radiant gas bar heaters.

The two storey offices have brick elevations with uPVC windows and doors under a flat roof. This area is very cellular and split in very distinctive areas for the current operation. The 1st floor is split by a central staircase with offices and toilets at one end and staff rest room and a kitchen at the other. The ground floor is split into part storage and delivery point and adjoining toilets and customer waiting area and reception.

Specification

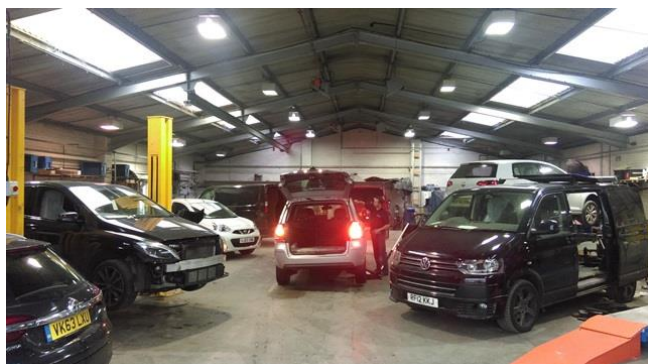
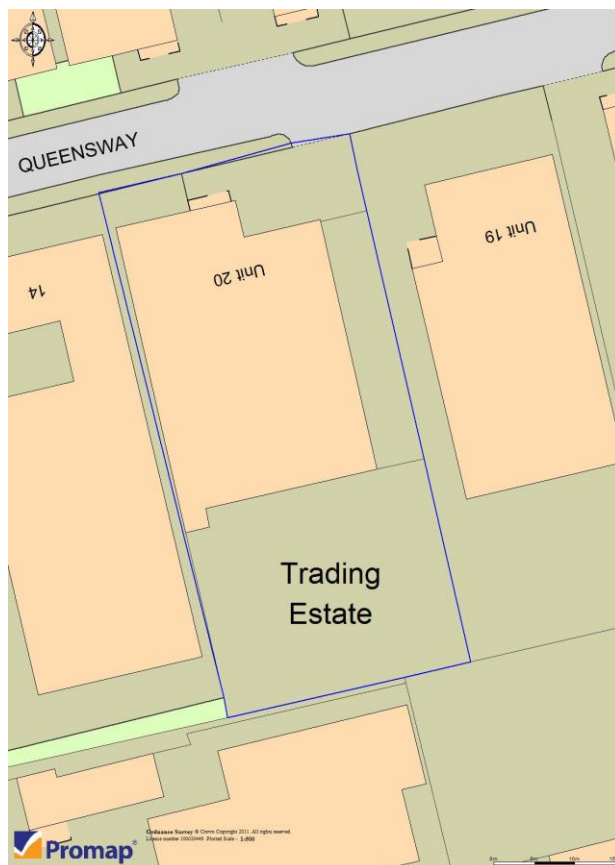
Workshops and external areas

- 2 x electric roller shutter doors
- Ridge height 5.10m
- Halogen warehouse lights
- Radiant gas warehouse heating
- Double pitched insulated asbestos sheet roof with day light panels
- Large secure rear yard
- 9 block paviour forecourt car parking spaces
- Temporary portable office building
- Covered lean to wash down bay
- CCTV
- 3 phase electricity
- Mains gas supply
- 9 block paviour forecourt car parking spaces
- Male and female warehouse toilets



Office/ancillary areas

- Ground and first floor offices
- 1st floor male and female toilets
- 1st floor kitchen
- 1st floor break out area/office
- 1st floor open plan office
- 1st floor manager office
- 3 ground floor offices
- Carpet/wood flooring
- Air conditioning units
- Gas central heating
- Part suspended ceiling with recessed lights
- Part plasterboard ceiling with raised diffused lighting



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Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

Description	m ²	sq. ft.
Bay 1	372.60	4,011
Bay 2	365.19	3,931
Ground floor offices and ancillary areas	98.67	1,062
1 st floor offices and ancillary area	98.67	1,062
Total GIA	935.13	10,066

Tenure

Freehold.

Price

£750,000 exclusive VAT.

Anti-Money Laundering Regulation

Please note all prospective buyers will need to be verified for 'AML' purposes prior to issuing memorandum of agreed terms for a sale.

Rateable Value

We understand from the Valuation Office website that the property is described as warehouse and premises and has a Rateable Value of £54,000 on the 2017 rating list.

Energy Performance Certificate

TBC

Legal Costs

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



Location

The premises are located on Queensway, close to the centre of New Milton accessed off Stem Lane which links to Gore Road and Ashley Road providing access to the Town Centre. Stem Lane also links to B3055 Bashley Cross Road which gives access to the A35 Lyndhurst Road. The A35 gives access to Bournemouth and Christchurch and northwards via the A338 dual carriageway to the A31 trunk road. In an easterly direction the A35 gives access to Lyndhurst and Southampton.

Viewing

Strictly by appointment with sole agents, **Hellier Langston**.

October 2017

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Property Misdescriptions Act 1991 - Services & Planning

We have not tested any of the service installations including heating and lighting. Prospective purchasers or tenants should satisfy themselves independently that appropriate connections exist and as to the state and condition of such items. Any plans included in these particulars are provided only to indicate the general location of the property. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. No representative of Hellier Langston has any authority to make or give any representation or warranty whatsoever in relation to this property. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.