



Unit 1D, Hamilton Business Park

New Milton, BH25 6TL

Available as one unit

12,402 sq ft

(1,152.18 sq m)

- Car parking
- Gated access
- Concrete floor
- LED lighting
- 3 roller shutter doors
- Internal eaves height approx 7.8m main section and 3.9m rear bay
- 5 tonne overhead crane
- Windows to front elevation providing natural daylight

Summary

Available Size	12,402 sq ft
Rent	£110,000.00 per annum
Rates Payable	£40,704 per annum
Rateable Value	£79,500
EPC Rating	A (23)

Description

The property comprises a terraced unit in a shared gated compound with brick/clad elevations and predominantly steel portal frame supporting a double pitched roof (part steel truss).

Location

The premises are situated within the Hamilton Business Park on the Gore Road Industrial Estate approximately 1 mile west of New Milton town centre with access from Gore Road.

Lymington is approximately 7 miles to the east and Bournemouth approximately 13 miles to the west.

Terms

The unit is available on a new lease for a term to be agreed, subject to vacant possession.

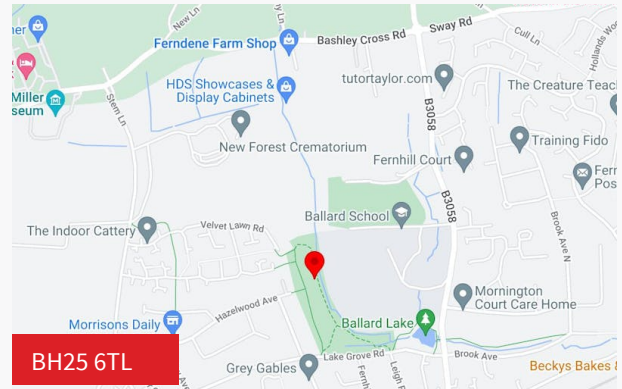
Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each party to be responsible for the payment of their own legal costs and other professional costs incurred in the letting.

All prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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