

13A Whitefield Road, New Milton, BH25 6DE



£750 Per calendar month



9 Old Milton Road  
New Milton  
Hampshire  
BH25 6DQ

[www.rossnicholas.co.uk](http://www.rossnicholas.co.uk)

Tel: 01425 625500  
Fax: 01425 625501  
[sales@rossnicholas](mailto:sales@rossnicholas)

Rare opportunity to secure centrally located offices with parking offering 1000 Sq ft located just off New Milton High Street. This first floor suite of four unfurnished offices with private ground floor entrance is available immediately to let situated close to New Milton Town Centre and Station.

**DOUBLE GLAZED DOOR  
5.96m x 1.90m 19'7" x 6'3"**

Newly installed with letter box provides access from ground level to private entrance with smooth finished ceiling, ceiling light point, secondary glazed windows to side aspect, double panelled radiator, power point, door provides access to rear car park and balustrade staircase provides access to landing.

**FIRST FLOOR LANDING 6.37m x 1.89m 20'11" x 6'2"**

Two ceiling light points, smooth finished ceiling, radiator, power point, two sets of glazed windows facing front and rear aspect and glazed door with glazed window provides access to central hallway.

**HALL 5.51m x 1.77m 18'1" x 5'10"**

Ceiling light point, access to loft via roof hatch, central heating thermostat, two double panelled radiators, power points, opening provides access to:



**OFFICE ONE 3.96m x 4.07m  
13'0" x 13'4"**

Large bay window overlooks rear car park (South facing aspect) with two double panelled radiators, power points, papered walls and ceiling, carpeted floor covering, telephone point.



**OFFICE TWO 3.93m x 3.64m  
12'11" x 11'11"**

Ceiling light point, glazed sash window overlooking rear aspect, double panelled radiator, power point, second double panelled radiator, papered walls and ceiling, carpeted floor covering, double opening doors provide access to shelved storage cupboard.



**OFFICE THREE 3.91m x 4.08m  
12'10" x 13'5"**

Ceiling light point, large bay window overlooking front aspect with view over street scene, two double panelled radiators with independent thermostats, power points, papered walls and ceiling, carpeted floor covering.



**OFFICE FOUR/STORE ROOM  
2.48m x 2.13m 8'2" x 7'0"**

Ceiling light point, double panelled radiator, glazed window facing side aspect, power point, papered walls and ceiling, carpeted floor covering.

**KITCHEN**

Ceiling light point, glazed window facing front aspect, stainless steel sink with single drainer with hot and cold tap with wall mounted instant hot water boiler above. Fitted vertical blinds to window, power point, telephone point, opening provides access to floor mounted gas fired central heating boiler with window above, low level double opening storage cupboard with shelving within, access to electric meter and fuse box.



**BATHROOM**

Ceiling light point, Glazed window facing side aspect, low level WC facing side aspect, pedestal wash hand basin,

panelled enclosed bath, double panelled radiator, towel rail.

### **OUTSIDE**

The premises benefit from a 50/50 use of the rear car park which is well maintained and laid to Tarmac style finish. The car park is enclosed by a mixture of close boarded fencing and brick walling.

### **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 turn left at the traffic lights into Station Road and proceed towards the Station turning left on reaching Whitefield Road.

### **MAINTENANCE**

Approximately £900 P/A

### **LEASE TERMS**

### **TENURE**

A new lease is available with terms to be negotiated at a rental of £9,000 per annum

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.

As is customary, the ingoing tenant is responsible for the landlords reasonable legal costs incurred in the transaction.

### **WEB SITE**

Visit our new improved website at [www.rossnicholas.co.uk](http://www.rossnicholas.co.uk)

### **PLEASE NOTE**

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any

item shown is included with the property.

### **ADMIN FEES**

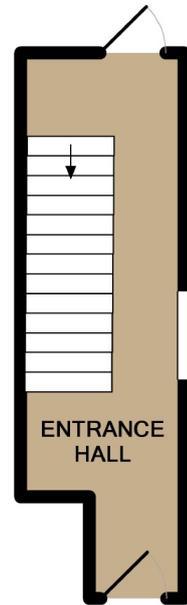
£200 plus VAT = £240 for up to two people, £50 plus VAT = £60 for any further applicants and guarantors. Any fees lodged with Ross Nicholas & Company are non-refundable. Admin fees are only refunded if the Landlord withdraws the property from the market.

Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website [www.depositprotection.com](http://www.depositprotection.com)

### **COMPLAINTS PROCEDURE**

Ross Nicholas & Company is a member of The Property Ombudsman. The Property Ombudsman (TPO) provides impartial and independent service for resolving disputes. Further information can be found on their website [www.tpos.co.uk](http://www.tpos.co.uk)





1ST FLOOR  
APPROX. FLOOR  
AREA 118 SQ.FT.  
(11.0 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 947 SQ.FT.  
(88.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1065 SQ.FT. (98.9 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

Made with Metropix ©2017

