



Unit B Tarodene House, Gore Road Industrial Estate, New Milton BH25 6SA

**TO LET**

Industrial Premises/Workshop

**5,236 Sq Ft  
(486 Sq M)**

## DESCRIPTION

This unit is of blockwork construction with part steel clad pitched roof incorporating daylight panels supported upon steel trusses resting on block piers, with concrete floors and loading is by way of a roller shutter door. Within the factory there is a warm air heater and strip lighting. To the side of the factory is a 2 two storey blockwork construction stores with concrete floors and windows at first floor level. The factory is linked to the main building by way of a blockwork construction building.

- ✓ Detached Industrial Premises
- ✓ 3.75m Eaves
- ✓ 1 Loading Door
- ✓ 3 Phase Electricity & Gas



## LOCATION

Located within the main Gore Road Industrial Estate, close to the centre of New Milton accessed via Gore Road/Walkford Road and Ringwood Road off the A35 junction at Hinton. The A35 gives access towards the established commercial centres of Bournemouth and Christchurch and heads northwards via the A338 dual carriageway to the east/west A31 trunk road.

## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
GF Workshop	4,133	384
Link Building	414	38
FF Office/Storage	689	64
<b>Total</b>	<b>5,236</b>	<b>486</b>

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

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

## BUSINESS RATES

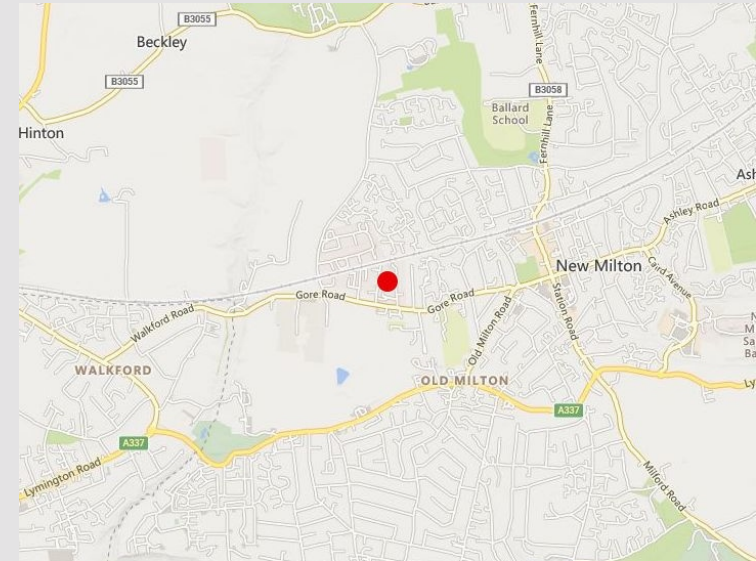
For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

Available by way of a new Full Repairing and Insuring Lease on terms to be agreed. Rent is £30,000 per annum.

## EPC

The Energy Performance Asset Rating is C (72).



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Regulated by RICS 20-Jan-2026

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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