



ENTERPRISE CENTRE

TO LET

Office and Industrial Units with
Parking

New Forest Enterprise Centre, Chapel Lane, Totton, Southampton, SO40 9LA

- Flexible Licences
- No Legal Costs
- Inclusive Licence Fee
- Attractive Setting
- Excellent Parking
- Designed for new and small businesses
- Quick Occupation



GET IN TOUCH: 023 8022 2292 | www.mavarealestate.co.uk

Cumberland House, 15-17 Cumberland Place, Southampton, Hampshire SO15 2BG

Location & Description

New Forest Enterprise Centre is located just off Spicers Hill / Totton By Pass (A35) between Totton and Ashurst in close proximity to the south's motorway network.

The Centre provides a high standard of accommodation designed for, but not exclusively, small and medium sized business, comprising 71 offices and light industrial/workshop units.

The units are well maintained and equipped with services plus availability of high speed internet to allow licencees to start work immediately.

All occupiers have the benefit of using high quality air conditioned and furnished communal meeting rooms (subject to availability and additional charge) which are located adjacent to the Management office at the centre of the building.

The Centre has an excellent supply of parking with Licencees having sole use of spaces located immediately in front of their respective units and all others being available on a first come first served basis.

There are no restrictions with access, which is 24/7, 365 days a year.

EPC

Not required.

Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.



Accommodation

Unit No.	Sq. ft.	Sq. m.	Unit Type	Licence Fee (Fortnightly excl. VAT & Business Rates)	Deposit	Rateable Value (2025 proposed)	Rates payable per fortnight* without SBRR (2025/26 Proposed Small Business Rates Multiplier)	Rates payable per fortnight* with SBRR (2025 proposed)
13	1,052	97.70	Industrial Inc. Mezzanie	£787.70	£1,575.40	£9,700	£186.17	£0
29	785	72.90	Industrial Inc. Mezzanine	£588.19	£1,176.38	£14,000	£268.70	£0
35D	510	47.40	First Floor Office unit with aircon	£451.90	£903.80	£7,500	£143.94	£0

SBRR = Small Business Rates Relief

* The timing of payment of Business Rates is dictated by the Local Authority.

All parties to rely on own enquiries for confirmation as to exact business rates payable.

Terms

The centre offers EASY IN EASY OUT terms with all units being available by way of a standard LICENCE AGREEMENT

- 2 weeks or one calendar months licence fee payable upfront
- Licence fee INCLUSIVE of buildings insurance and maintenance, water rates, parking, refuse disposal and maintenance of all common facilities such as toilets and showers.
- Licence fee EXCLUDES BUSINESS RATES. Licensees may benefit from substantial Small Business Rates Relief (subject to eligibility)
- Licence fees are payable strictly in advance and are invoiced every fortnight or calendar monthly. Any additional services (power, gas, copying, use of meeting rooms etc.) are billed each month.
- There is NO LONG TERM COMMITMENT and just two weeks' written notice is required to terminate the Licence to Occupy.

Office

Office units are available with:

- Power sockets via perimeter supply
- Carpeting
- Suspended ceilings
- Recessed lighting

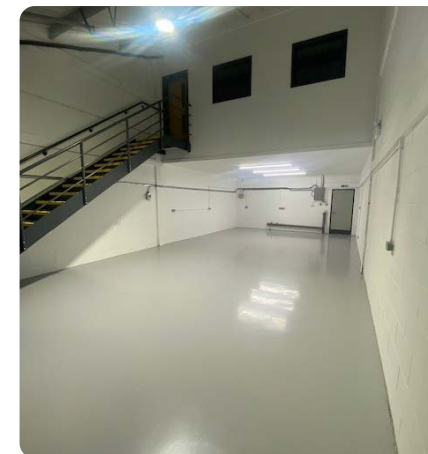
Sizes vary from 785 sq ft (73 sq m) down to 113 sq ft (10.5 sq m).

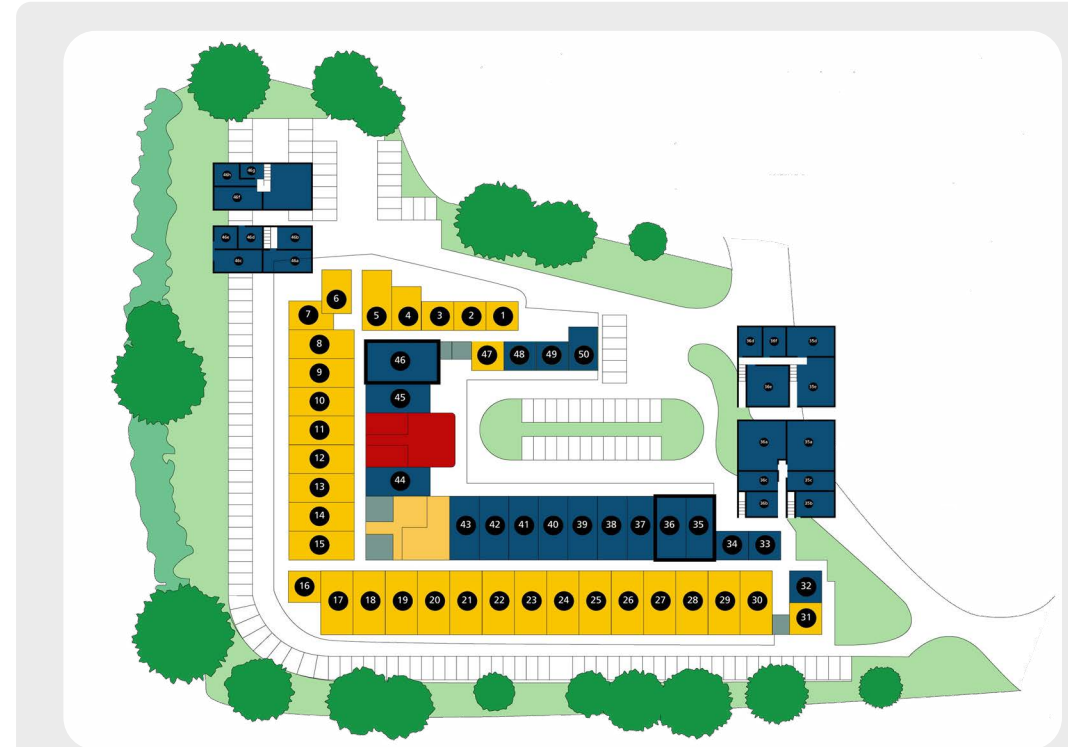
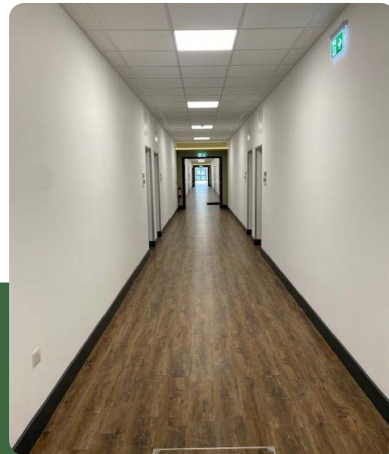
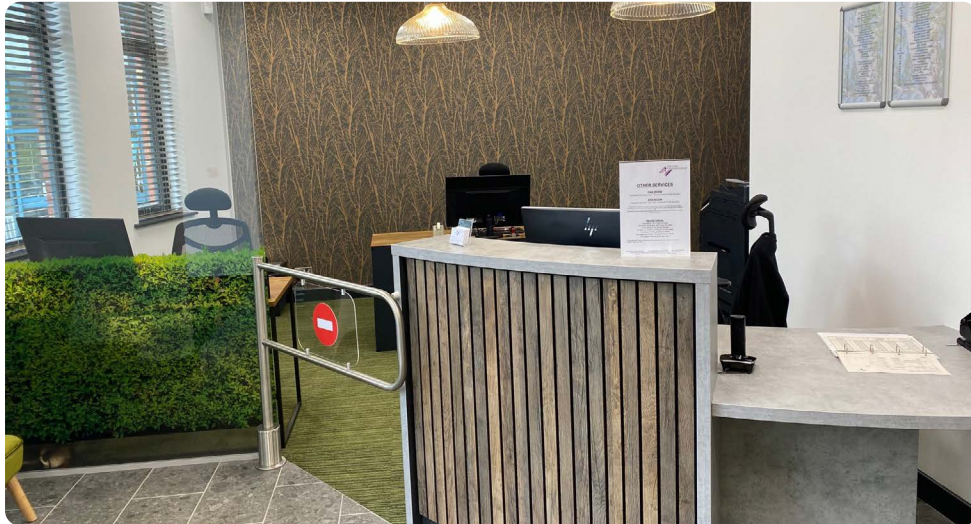
Industrial

The workshop units are available in a variety of layouts, some benefit from mezzanine floors which may provide office accommodation, otherwise substantial headroom allows the use of high storage racking or tall machinery

All workshop units benefit from the following:

- 3 x 3m up and over door
- 3 phase power
- Gas supply





For guidance purposes only. Not to scale and not to be relied upon.

Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

Kristina Connolly | 023 8022 2292 | kconnolly@mavarealestate.co.uk



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