



£210,000 pa exc

UNITS 310 & 330 AMPRESS PARK, LYMINGTON, SO41 8JX

INDUSTRIAL / WAREHOUSE TO LET
24,502 SQ FT (2,276.31 SQ M)



Summary

INDUSTRIAL/WAREHOUSES TO LET

Available Size	24,502 sq ft
Rent	£210,000 per annum
Business Rates	N/A
EPC Rating	C (50)

- Minimum eaves height 6m
- Fitted offices with air conditioning and LED lighting
- Kitchen/breakout area
- Roller shutter door
- 3 phase power
- 25 car parking spaces



Location



Units 310 & 330 Ampress Park, Ampress Lane, Lymington, SO41 8JX

Ampress Park is the primary business park in the New Forest and is situated to the north of Lymington Town Centre, which is approximately 1.2 miles distant from the property. Occupiers such as Halfords, Co-Op Petrol Station, Toolstation, Howdens and Elliots are located on Ampress Park.





Further Details

Description

This end of terrace industrial/warehouse unit has steel clad outer elevations and a steel clad north light roof, incorporating daylight panels. There are two personnel doors, and a double height glazed entrance with double personnel doors, and two roller shutter doors in the front elevation each measuring 5m wide x 5m high.

Internally, there is a concrete floor, and the internal eaves height is approximately 6m. The office accommodation benefits from suspended ceiling, LED lighting, air conditioning and carpets. There are W.C facilities, shower facilities and kitchenette facilities. 3 phase electricity and gas are available.

Externally, there is a tarmacadem car park with parking for 25 cars.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground - Floor	20,619	1,915.57
1st - Floor	3,883	360.74
Total	24,502	2,276.31

Terms

£210,000 per annum exclusive of VAT, business rates, service charge, utilities, insurance premium and any other outgoings payable quarterly in advance.

Legal Costs

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

VAT

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.

Anti-money Laundering

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

Lease

Available by way of a new Full Repairing and Insuring lease, incorporating periodic upward only, open market rent reviews.



Enquiries & Viewings



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