

LYMINGTON

Unit 740 Ampress Lane,
SO41 8LW

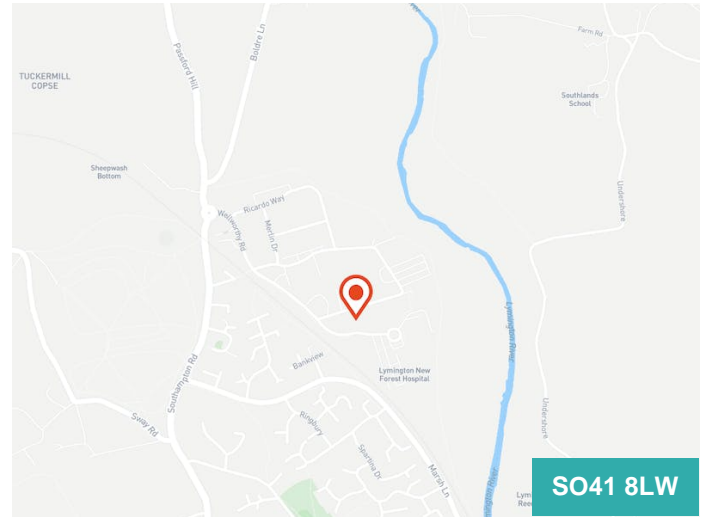


ONLY 1 FLOOR REMAINING

OFFICE TO LET

2,889 SQ FT

- Open Plan Offices
- Comfort cooling and heating
- Kitchenette
- Separate disabled male and female cloakrooms
- Lift and stair access
- 30 car parking spaces with a disabled parking bay



Summary

Available Size	2,889 sq ft
Rent	£39,000 per annum
Business Rates	Upon Enquiry
EPC Rating	D (93)

Description

A modern 5,778 sq ft office block comprising ground floor reception entrance, first and second floor open plan offices. There are smaller offices and meeting spaces currently fitted out within the space. Fully air conditioned and heated. Kitchen on the first floor, separate disabled male and female cloakrooms. Lift and stair access. Suspended ceilings and floors. Fully cabled with Cat5e, modern lighting, generous car park with undercroft parking and cycle store. The first floor suite comprises an open plan main office area with two private offices and server room. The second floor suite has four separate offices and main open plan office area. There are 30 car parking spaces with a disabled parking bay.

Location

Ampress Park is the primary Business Park in the New Forest and is situated to the north of Lymington

Town Centre on the southern edge of the New Forest fronting the main Southampton Road (A337).

The entrance to the Business Park is off a newly formed roundabout junction where a petrol station and Co-op convenience store are located.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
1st	2,889	268.40	Let
2nd	2,889	268.40	Available
Total	5,778	536.80	

Terms

A new lease is available on terms to be agreed, subject to upward only rent reviews.

VAT

Please note that the property is subject to VAT.



Alex Gauntlett
07584 657826
agauntlett@vailwilliams.com

Aaron Lawford (Pegasus Property Management)
01425 205488

vailwilliams.com

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