



# Unit 21 Lymington Enterprise Centre

Ampress Lane, Ampress Park, Lymington SO41  
8LZ

**TO LET**

160.37 sq m (1,725 sq ft)



**HELLIER  
LANGSTON**

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# Industrial/ Warehouse Unit (Under Refurbishment)

## Description

The unit comprises an end of terrace modern warehouse / industrial unit forming part of the Lymington Enterprise Centre. The construction of the units is of traditional steel portal frame with profile metal sheet elevations and roof with daylight panels. Access to the unit is from the external car park via personnel door or full height loading door. Internally the warehouse is clear span with a mezzanine floor at the rear constructed of steel with concrete floor. The warehouse is lit by way of LED lighting. There is a single WC at the rear on the ground floor and a kitchen at 1st floor serving the open plan office. The offices have a suspended ceiling, LED lighting, perimeter trunking and electric heating. Adjacent to the unit is a communal car park controlled by a management company.

## Specification

- Ridge height 8.22m
- Eaves height 6.66m
- Up and over loading door 3.6m (W) by 4.61m (H)
- Insulated profile metal sheet roof and elevations
- LED warehouse lights
- 3 phase 100amp electric supply
- Gas supply to building
- Refurbished Ground floor WC
- 1st Floor kitchen
- Refurbished 1st floor open place office
- New rear double glazed window
- Suspended ceiling
- New LED lighting
- New Carpet
- Perimeter trunking
- Onsite car parking





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## Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring practice (6th Edition) to GIA as follows:

	Sq m	Sq ft
Warehouse and GF WC	111.26	1,197
First floor office and kitchen	49.11	528
<b>Total</b>	<b>160.37</b>	<b>1,725</b>

## Business Rates

The premises have a split assessment of Ground Floor £12,000 and Mezzanine First Floor £5,300.

## Estate Charge

We understand there is an estate service charge which is currently £2029.75 + VAT (£1.15 per sq ft) per annum

## EPC

E-124 (Subject to reassessment after refurbishment)

## Terms

The premises are available by way of a new Full Repairing and Insuring lease on terms to be agreed.

## Rent

£22,500 per annum exclusive

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves.

## AML

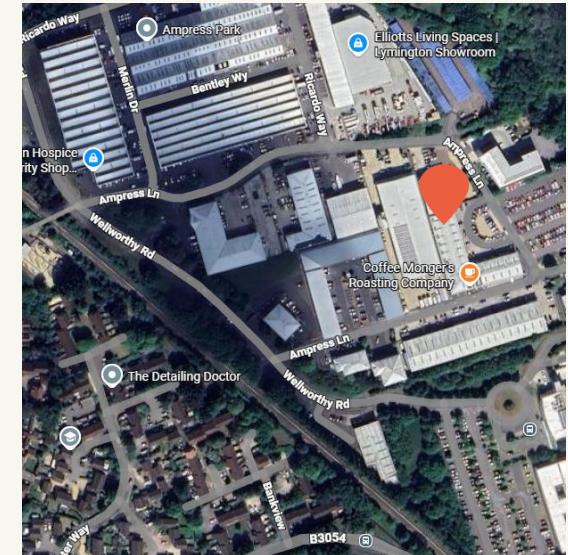
In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

## Code for Leasing Business Premises

In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

## Location

The unit is located on Ampress Lane and forms part of Lymington Enterprise Centre which forms part of Ampress Park and is situated just to the north of Lymington town centre on the southern edge of the New Forest, directly south of Lyndhurst. Junction 1 of the M27 motorway at Cadnam is approximately 11 miles to the north. The estate sits just outside the boundaries of the New Forest National Park, although the Lymington River which forms the eastern boundary of the estate is a designated SSSI.



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Strictly by appointment with sole agents Hellier Langston