



**ASPIRE HOUSE, HANNAH WAY, GORDLETON
INDUSTRIAL ESTATE, LYMINGTON, SO41 8JD**

OFFICE / INDUSTRIAL / WAREHOUSE TO LET

16,185 SQ FT (1,503.64 SQ M)



Summary

TO LET – DETACHED INDUSTRIAL/BUSINESS PREMISES

Available Size	16,185 sq ft
Rent	£145,000 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.
Rateable Value	£109,000 (from 1.04.23)
EPC Rating	C (68)

- Detached industrial/business premises
- Site area approx. 1.4 acres
- Low site coverage of approx. 26%
- Approx. 0.6 acre yard
- Planning consent for approx. 8,500 sq ft extension
- Gated and enclosed yard area
- Fitted office accommodation



Location



**Aspire House Hannah Way,
Gordleton Industrial Estate,
Lymington, SO41 8JD**

Gordleton Industrial Estate is accessed from Sway Road and is located approximately 2.5 miles distant from Lymington Town Centre. It is approximately 2 miles distant from the B3055 which provides connections to the wider road network.





Further Details

Description

Aspire House is a detached industrial/business premises which occupies a site of approximately 1.4 acres, providing a low site coverage of approximately 26%. Planning consent was granted in 2011 and has been implemented for a c.8,500 sq ft extension.

The detached premises is of brickwork outer, block work inner wall construction with steel cladding to the upper elevations. There is a pitched steel clad roof incorporating daylight panels which sits upon a steel portal frame and the internal eaves height is approx. 6m. There are fitted offices at ground and first floor levels benefitting from carpets, suspended ceiling, lighting, blinds and central heating. There is lighting and gas heating in the warehouse and loading is by way of a roller shutter door measuring approx. 4.5m W x 5.2m H. There is a concrete mezzanine in the warehouse providing open storage. There are kitchenette and W.C facilities. 3 phase electricity and gas is available.

Externally, there is a large tarmacadam car park and gated and fenced yard area of approximately 0.6 acres.

Tenure / Lease Terms

The property is available to purchase freehold with vacant possession. The property is available to lease by way of a new full repairing and insuring lease incorporating upwards only, open market rent reviews.

Legal Costs

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

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor	12,126	1,126.54	Available
1st - Floor	2,280	211.82	Available
Mezzanine - Floor	1,779	165.27	Available
Total	16,185	1,503.63	

Estate Service Charge

An estate service charge is payable in respect of the upkeep, maintenance and management of the common parts of the estate. Interested parties are urged to make further enquiries.

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.

AML

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





Enquiries & Viewings



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[View on our website](#)