

170 AMPRESS PARK, AMPRESS LANE,
LYMINGTON, HAMPSHIRE SO41 8JW



INDUSTRIAL / WAREHOUSE / TRADE COUNTER TO LET

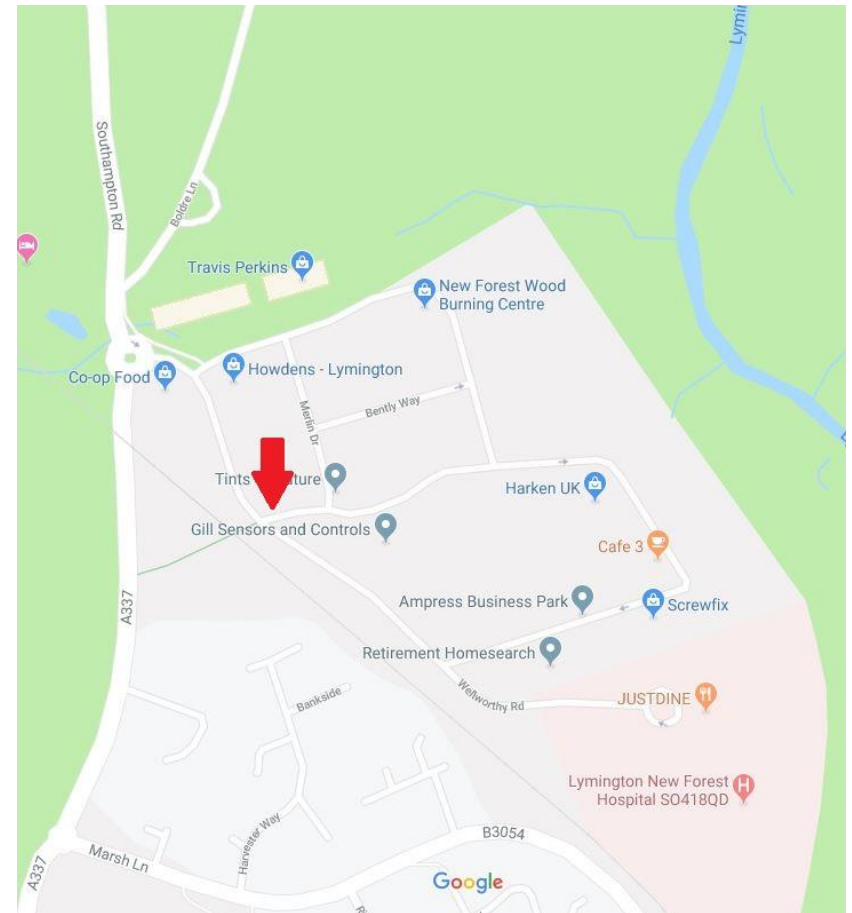


4,400 sq.ft (409 sq.m) Gross Internal Area

KEY FEATURES

- **FULLY REFURBISHED – REDUCED RENT**
- Ready for immediate occupation
- New single electric metal roller shutter door
- Allocated car parking
- B8 and B1(c) use

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LOCATION

Ampress Park is situated to the north of Lymington Town Centre on the southern edge of the New Forest. Fronting onto the main Southampton Road (A337), the entrance to the Business Park is off a newly formed roundabout junction. Developed over the last six years, Ampress Park is now the primary business park in the New Forest National Park. Notable occupiers of the Business Park include Travis Perkins; Howdens; Halfords Auto Centre; Screwfix; Toolstation and Lymington New Forest Hospital. There is also a petrol station and Co-Op convenience store on the roundabout opposite the unit.

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RENT REDUCED, READY TO MOVE IN!



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DESCRIPTION

Unit 170 Ampress Park is a highly prominent end of terrace unit fronting onto Ampress Lane opposite the Co-op convenience store/petrol filling station. The unit is constructed of steel trussed north light roof with insulated profile clad panels and a part block/part profile clad elevations. The unit has an eaves height of 5.5m (5.0m under truss) and a brand new single electric metal roller shutter door measuring 4.75m wide and 4.15m high. The unit is currently laid out to provide 4,400 sq.ft. of ground floor space, including an office/trade counter area and toilet facilities. Externally the unit benefits from at least 12 designated car parking spaces, although it is possible to park more cars outside the units loading areas and in the side 'visitors' spaces on a 'first come first served' basis.

The unit has been fully refurbished to a high standard and is ready for immediate occupation.

TENURE

The property is available by way a new full repairing and insuring lease on terms to be negotiated.

RENT

£44,000 per annum exclusive of any other outgoings.

SCHEDULE OF AREAS (APPROX GIA)

Description	Sq ft	Sq m
Ground Floor		
Warehouse/offices/ancillary	4,400	409

(Measured in accordance with the RICS Property Measurement Standards which now incorporates the RICS Code of Measuring Practice 6th Edition)

PLANNING

We understand that the property has the benefit of warehouse (B8) and light industrial (B1(c)) consent and has recently been used as a motor vehicle MoT station and mechanical repair centre.

However, interested parties are advised to contact the planning department of New Forest District Council (tel: 023 8028 500) and the business rates department respectively to confirm use and rateable value prior to contractual commitment.

EPC

Energy Performance Rating: C-73

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BUSINESS RATES

We are advised by the Valuation Office Agency website (www.voa.gov.uk) that the property has a rateable value of £32,000.

However, we would advise an interested party to confirm the accuracy of this information.

LEGAL COSTS

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

SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

VIEWING

Strictly by appointment through the joint sole agents below.

Vail Williams

Alex Gauntlett

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Email: agauntlett@vailwilliams.com

Warwick Martel

Simon Martel

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**Subject to Contract
September 2019**

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