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**WARWICK
MARTEL**

www.warwickmartel.com

INDUSTRIAL PROPERTY DETAILS

Warehouse/Industrial /Trade Counter
4,800—17,775 ft² (445 – 1,651 m²)
TO LET



205/210/275 Ampress Park
Ampress Lane, Lymington
HAMPSHIRE SO41 8JU



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MISREPRESENTATION ACT 1967: Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

FINANCE ACT 1989: Unless otherwise stated all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Date Details Prepared: May 2020

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. Ampress Park is the primary Business Park in the New Forest National Park. Notable occupiers of Ampress Park include Travis Perkins; Howdens; Halfords Auto Centre; Screwfix; ToolStation; Elliotts Builders Merchants; Dulux; Brewers; New Forest Ice Cream; Herb UK; Gill Group; Harken UK; and Lymington New Forest Hospital. There is also a Petrol Station and Co-Op Convenience Store on the roundabout at the entrance to Ampress Park.

Description

205/210/275 Ampress are three adjoining fully refurbished Industrial Buildings fronting onto Ampress Lane (directly opposite Travis Perkins) constructed of steel Frames with insulated profile clad panels and profile clad elevations. The units has an eaves height of 4.5 m and each unit has a steel roller shutter loading door measuring 4.2 m wide and 4.2 m high. The Buildings can be taken as an entirety or split into two or three units as there are internal division walls (with interconnecting openings), each unit having a loading door and WC facilities and potential for offices as required. The current Occupier is a World Leader in High Performance Luxury Ribs (Scorpion Ribs) who are relocating at the end of their lease.

Description	Total Size m ²	Total Size ft ²
205	445	4,790
210	458	4,930
275	748	8,055
GRAND TOTAL (GIA)	1,651	17,775

Accommodation

Please note all areas are approximate, interested parties are advised to confirm their own areas prior to entering into a binding commitment.

Planning

We understand that the properties have the benefit of Warehouse (B8) and Light Industrial (B1[c]) consent, however interested parties are advised to contact the Planning Department of New Forest District Council. Tel: 023 8028 5000 and the Business Rates Department respectively to confirm use and Rateable Value prior to contractual commitment.

Energy Performance Certificates

The Properties have current EPC Ratings of **C 51—Unit 205; C 55—Unit 210; B 50 Unit 275** (Full EPCs available on request).

Rates

Rateable Value of the entire property: £77,000, . The current Uniform Business Rate from April 2020 is £0.512 in the £1, giving a Rates Payable figure for the 12 months from 1st April 2020 of £39,424.

Property File ref.: 1307
Address of Property: 610-615 Ampress—LYMINGTON

Date Details Prepared: August 2019

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Terms

The property is available either as a whole or as two or three separate Units by way of a new FRI lease details on application.

Rent

Unit 205— £44,000	205 & 210 —	£85,000
Unit 210— £45,000	205/210/275—	£150,000
Unit 275—£68,500		

All rents are shown per annum exclusive of Rates; VAT and any applicable Service Charge

Legal Costs

Each party to bear their own legal costs.

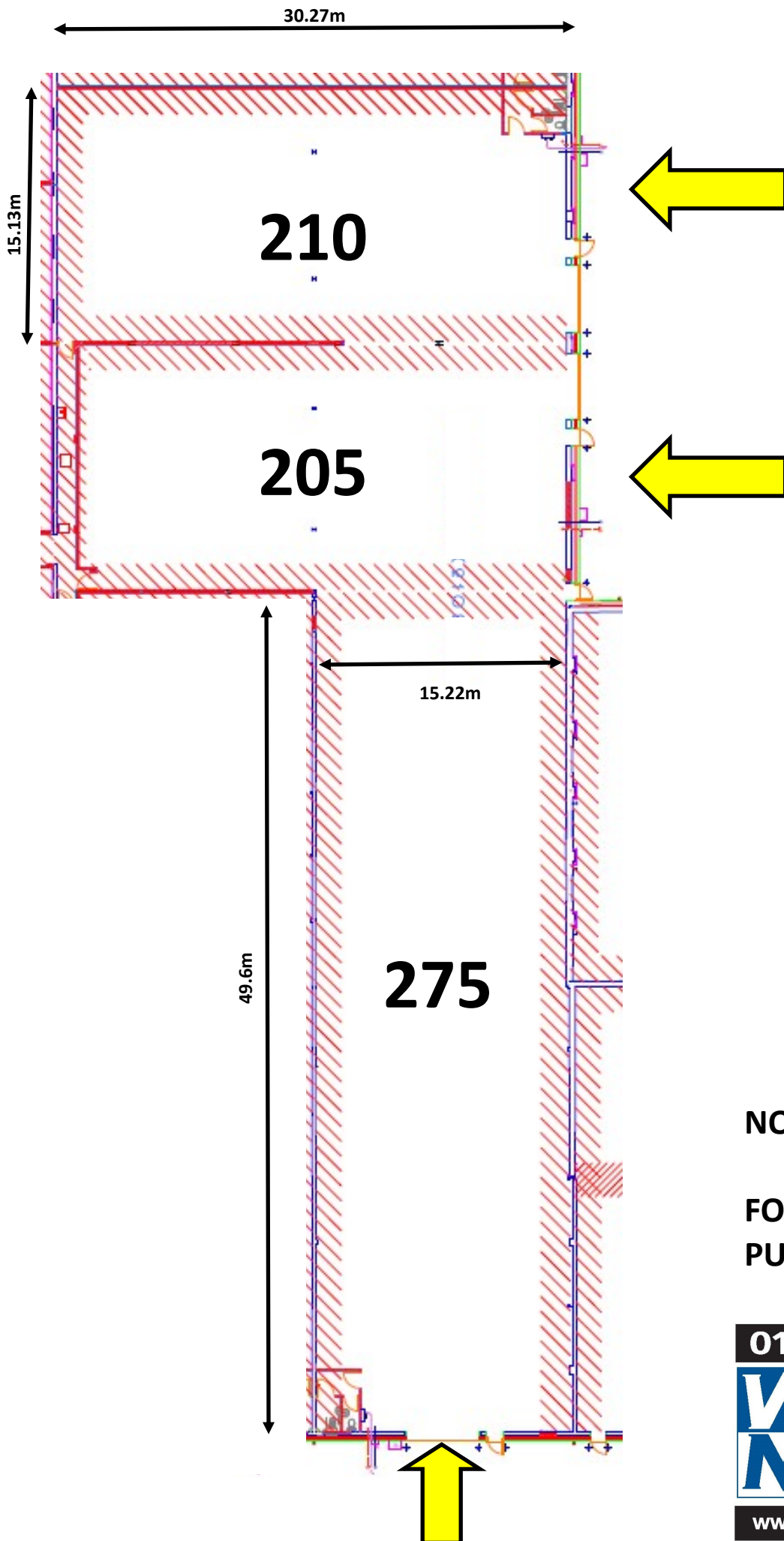
Viewing and further information through the Sole Agents:

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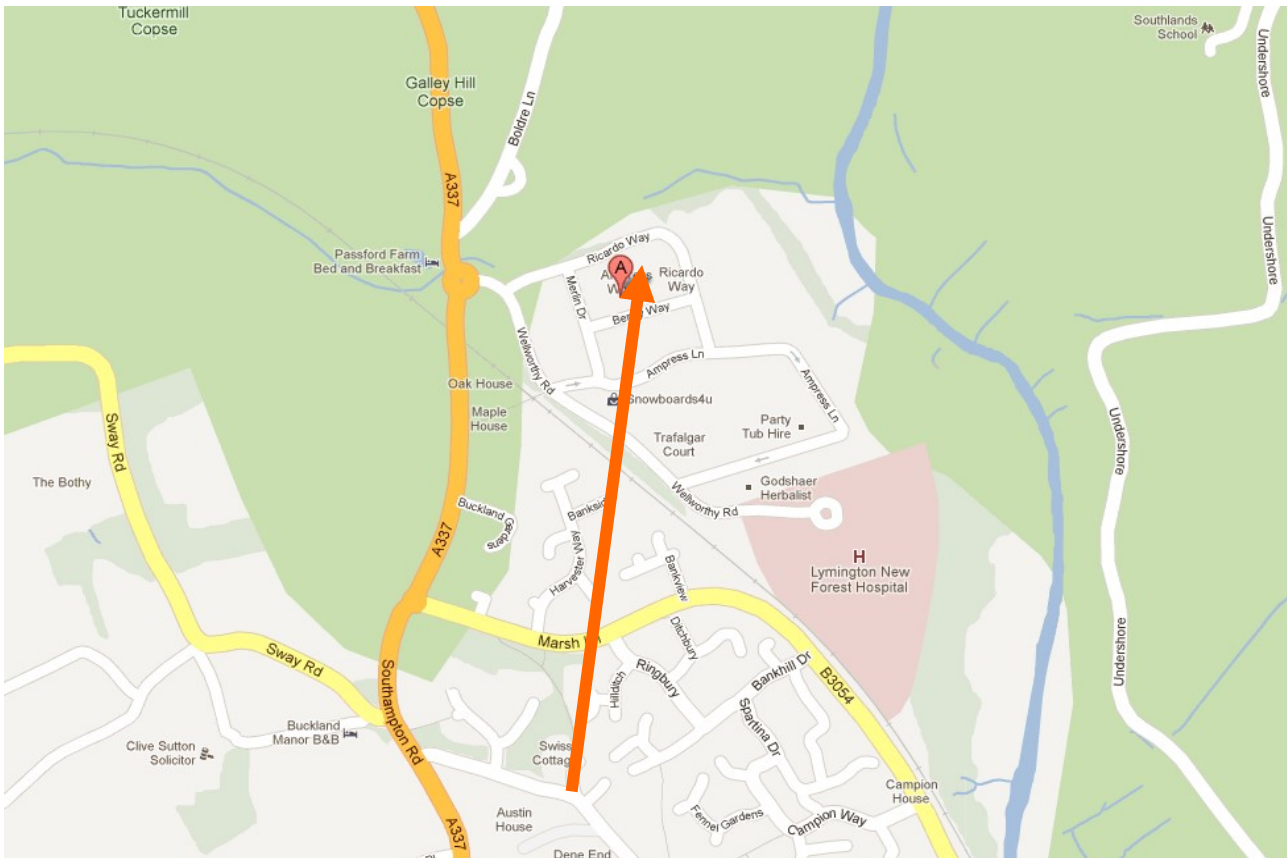
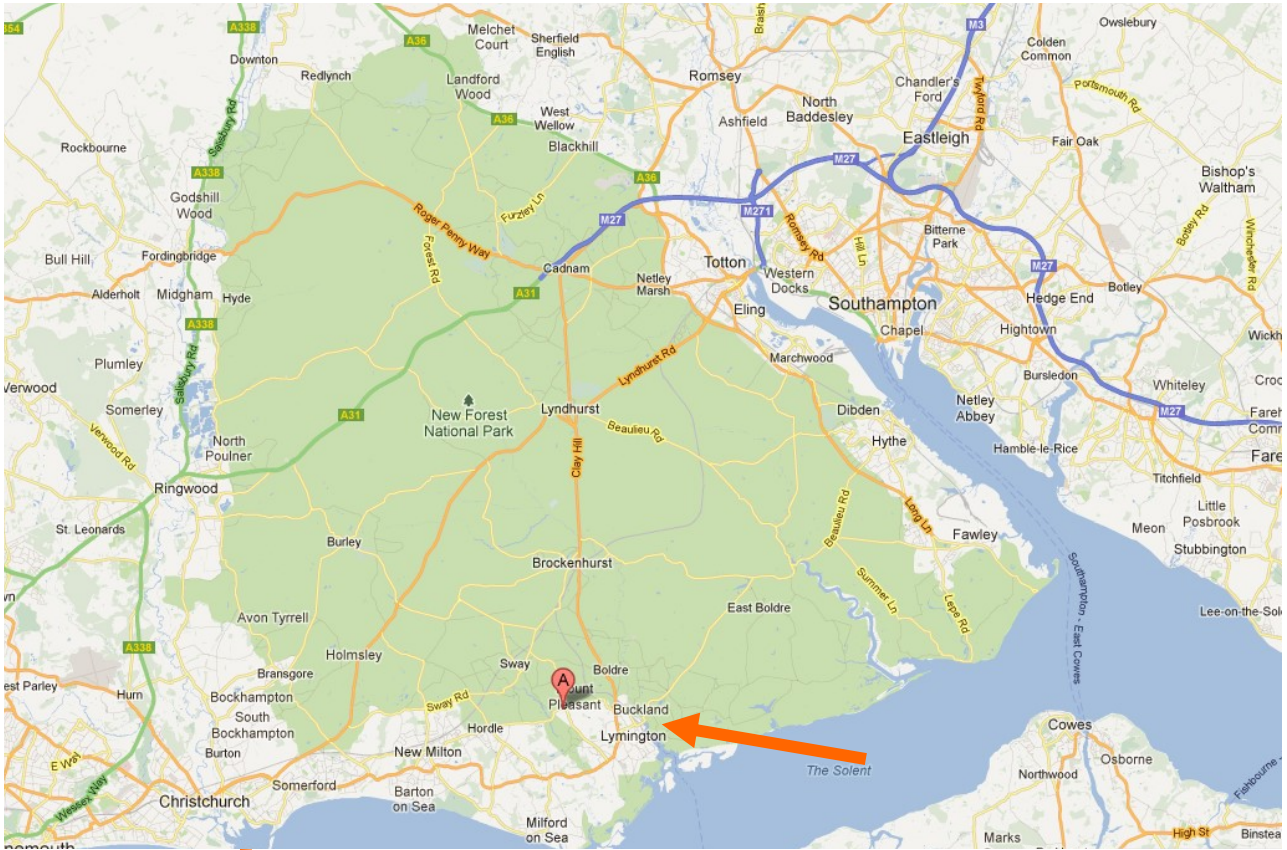
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FOR GUIDANCE
PURPOSES ONLY

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