

To Let

- 4 Car Parking Spaces
- 9.32m Eaves in Loading bay
- Mezzanine Floor (could be offices)
- Good storage with 3.88m eaves under mezzanine
- 3 Phase Power




Keygrove
www.keygrove.com
023 8063 5333

Modern Industrial Unit
3,366 sq ft (312.7 sq m)

Unit B2, Ampress Park, Ricardo Way, Lymington, Hampshire, SO41 8JU

Description

This is a modern terraced industrial unit. The ground floor has a roller shutter door (approx 2.8m wide and 4.17m high), there is also a pedestrian entrance.

The unit has a mezzanine floor which could be converted to office space if required. The eaves under mezzanine is 3.88m and the highest eaves in the loading bay is 9.32m.

There is LED lighting, 3 phase power, 4 car parking spaces and a ground floor staff WC.

The unit will be presented in clean and clear condition.

Accommodation (Approximate GIA)

Floor	Area (sq ft)	Area (sq m)
Ground Floor Warehouse	1,925	178.83
First Floor Mezzanine	1,441	133.87
Total	3,366	312.7

Energy Performance Certificate

EPC rating A24. A copy of the EPC is available on request.

Terms

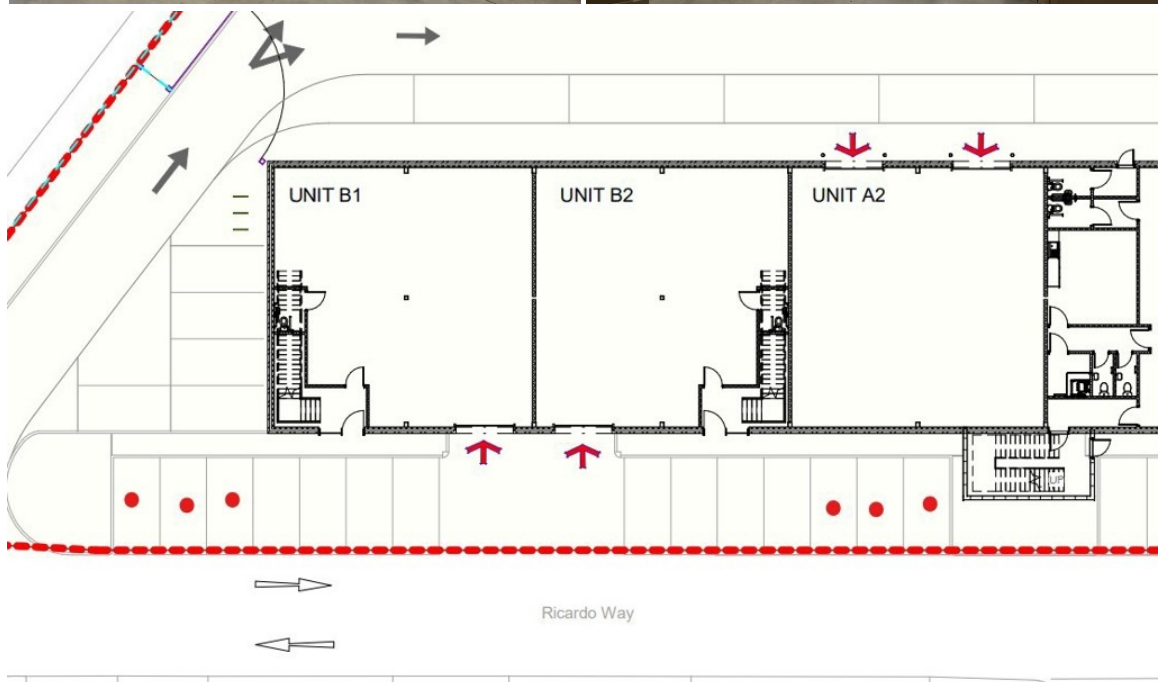
The premises are available on a new full repairing and insuring lease at an initial rent of £37,000 per annum exclusive.

Rates

We recommend that prospective tenants or purchasers verify this with the Valuation Office at www.voa.gov.uk.

VAT

We are advised that VAT will be payable.



Location

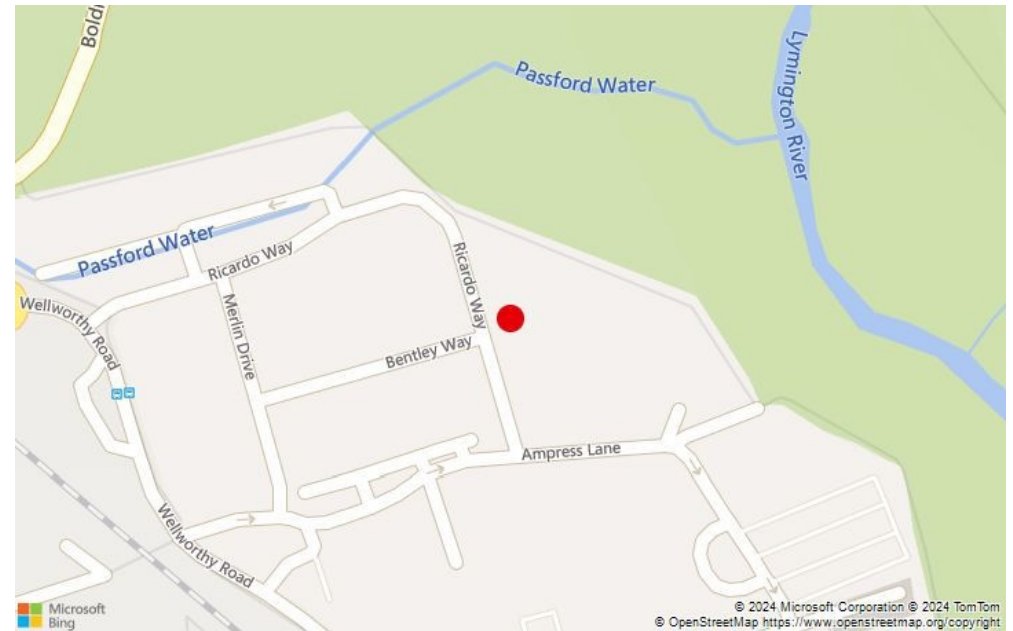
Ampress Park is a modern and popular business park in the New Forest. It is situated approximately 1.2 miles to the north of Lymington Town Centre. It is accessed via the A337 which connects Brockenhurst in the north to New Milton and Christchurch in the west. Neighbouring occupiers include Elliotts Builders Merchants, Halfords, Screwfix, City Plumbing and Howdens.

For all enquiries:

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Map



Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees 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 Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

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