



Trafalgar Court, Ampress Lane, Lymington SO41 8QE

TO LET

Self-Contained Offices

1,336 - 2,672 Sq Ft
(124 - 248 Sq M)

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DESCRIPTION

High-quality ground floor suite within a two-storey modern designed building. Air-conditioned offices situated in an established commercial property location.

- ✓ Easily accessible from A337
- ✓ Open plan for flexible layout
- ✓ 4-8 allocated parking spaces
- ✓ Air conditioning
- ✓ Suspended ceilings with energy saving lighting
- ✓ Fully accessed raised floor with carpet tiles

LOCATION

Trafalgar Court is located off Wellworthy Road, Ampress Park - at the junction with Ampress Lane, near the newly built PPPI Lymington Hospital. Ampress Park is a 35-acre business park on the northern outskirts of Lymington and is accessible off the A337. A petrol filling station and convenience store are also located at the junction leading to the entrance to Ampress Park.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground - 2A	1,336	124
Ground - 2B	1,336	124
Total	2,672	248

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

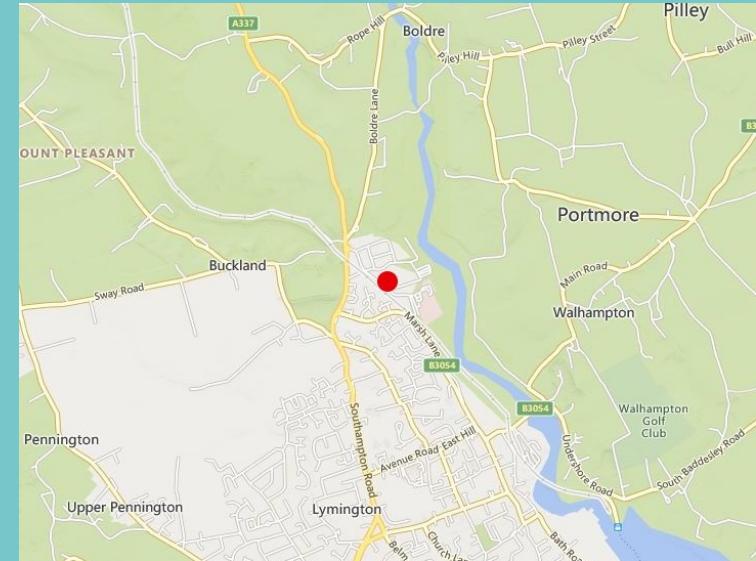
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The premises are available to let on a new FRI lease for a term to be agreed. Rent on application. E-Class considered

EPC

The Energy Performance Asset Rating is C (61).



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

George Pooley
07514 308217
gpooley@lsh.co.uk

Luke Mort
07591 384236
lmort@lsh.co.uk