



Engineering & Development Ltd, Gosport Street, Lymington S041 9BB

TO LET

Workshop And Outbuildings

**11,585 Sq Ft
(1,076 Sq M)**

DESCRIPTION

The property comprises a self-contained general industrial unit consisting of 3 interconnecting workshops, which have recently been used for engineering. The units are of brick construction under a pitched roof. Internally the unit provides WC facilities and is accessed via roller shutter doors or a separate personnel door.

Externally there is a good sized forecourt with ample parking and two further outbuildings which can be used for storage purposes. The unit benefits from:

- ✓ Self-contained entrance
- ✓ Ample parking
- ✓ Close proximity to Lymington Station
- ✓ 200 Amp electrical supply
- ✓ Prominent position
- ✓ Additional outbuildings



LOCATION

The site is situated in a prominent corner position on Gosport Street within walking distance of Lymington town centre and train station. Lymington is a market town located in the New Forest, approximately 18 miles east of Bournemouth and 18 miles south of Southampton.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Workshops	10,776	1,001
Outbuildings	809	75
Total	11,585	1,076

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.

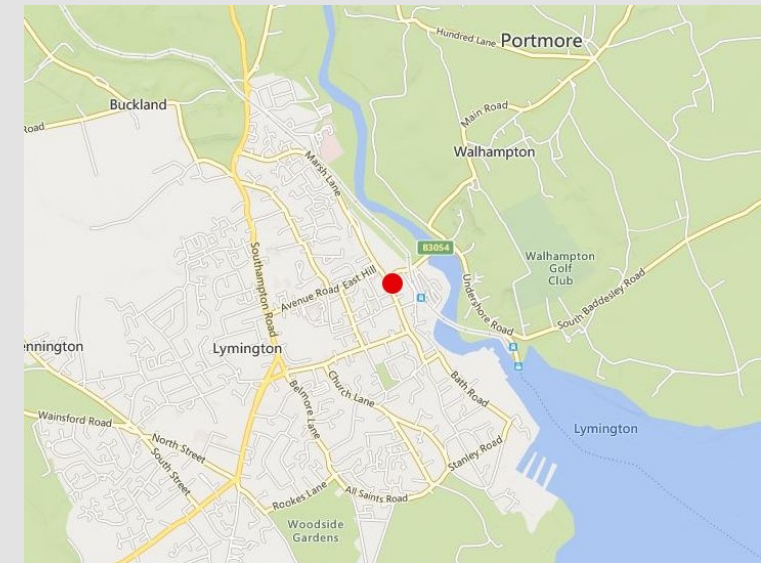
BUSINESS RATES

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

TERMS

Rent of application. The premises are available by way of a new Full Repairing and Insuring Lease for a term to be agreed.

EPC EPC - D (94)



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Regulated by RICS 09-Dec-2022

VIEWING & FURTHER INFORMATION

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