



Car Showroom, Durnstown, Sway SO41 6AL

TO LET

Car Showroom/Industrial To Let

**5,832 Sq Ft
(542 Sq M)**

DESCRIPTION

The premises offer detached properties with roadside frontage on a plot of 0.4 acres.

Comprising a single storey glazed showroom, the premises comprise of ground floor meeting room, welfare facilities, first floor offices, parts store and two industrial / warehouse units beneath pitched roof, currently used as MOT station.

There is parking / sales area to the front with access doors leading to the rear where there is further parking / concreted area.

- ✓ Parking for up to 36 vehicles
- ✓ Plant and Machinery available by separate negotiation
- ✓ Glazed prominent frontage
- ✓ Minimum eaves of 3m to industrial unit
- ✓ MOT Bay and service ramps (by separate negotiation)
- ✓ 3 level loading doors



LOCATION

Prominently located off the B3055 at Sway and within 4 miles of Brockenhurst and Lymington.

The premises are within walking distance of the train station connecting to London within 2 hours.

Junction 1 of the M27 / A31 is within 12 miles and Christchurch within 10 miles.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor Showroom	2,447	227
Industrial/Office Space	3,385	314
Total	5,832	542

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

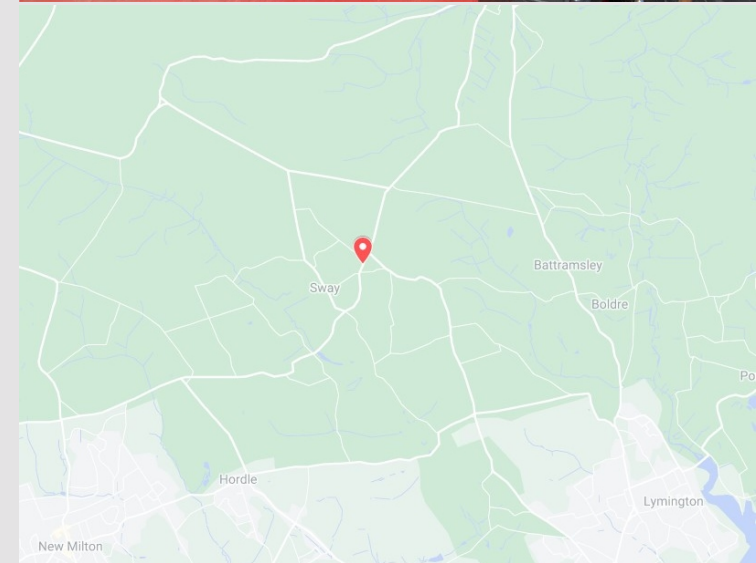
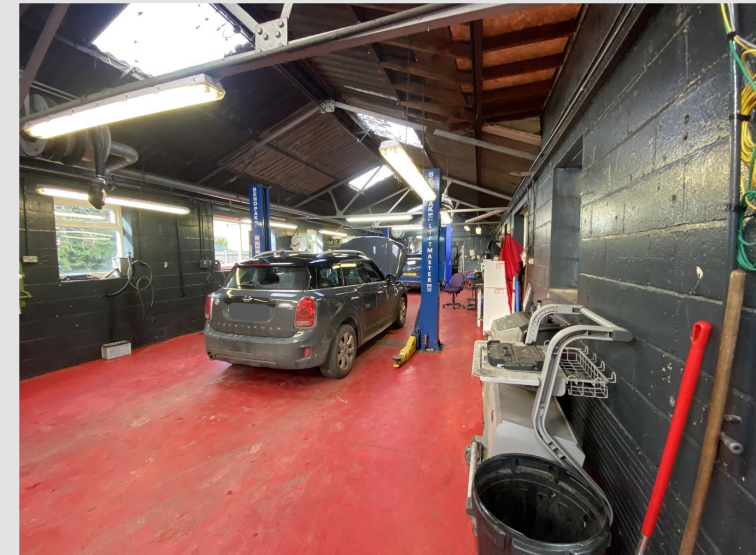
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available by way of full repairing and insuring lease for a term to be agreed and including periodic rent reviews. The rent is £60,000 exclusive.

EPC

EPC: E (108)



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Regulated by RICS 07-Feb-2023

VIEWING & FURTHER INFORMATION

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