



# Unit 205 Ampress Park

Ricardo Way, Lyminster, Hampshire SO41 8JU

**TO LET**

562.90 sq m (6,059 sq ft)



**HELLIER  
LANGSTON**

[www.hlp.co.uk](http://www.hlp.co.uk)

02382 022111 southampton@hlp.co.uk

# Industrial/ Warehouse Unit With Large External Forecourt

## Description

The unit comprises a mid-terrace industrial unit originally constructed in the 1930s and comprehensively refurbished/ redeveloped in the early 2000s.

The unit is built on a steel frame with truss roof construction under a metal insulated roof with daylight panels. The internal walls are predominantly brick painted white. The floor has been coated with a grey 2 part epoxy floor paint. The unit is lit by roof mounted halogen/sodium lights.

Located on the lefthand side of the unit are welfare facilities built out of blockwork. These contain 2 WC's, 1 of which is accessible. To the rear of this is a kitchen/canteen break out area. At 1st floor above the welfare area is an office which is open to the warehouse.

Access to the unit is via a single personal door or manual full height roller shutter door. Externally the unit benefits from a large tarmac apron used for loading and unloading as well as 8 marked car parking spaces.



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## Specification

### Warehouse

- Underside of roof truss 4.40 m
- Manual roller shutter door 3.99m wide by 3.71 m high
- Insulated profile metal sheet roof
- Painted concrete floor
- Mains water and gas
- 3 phase electric supply
- Sodium/halogen warehouse lights
- 2 x WCs
- Warehouse kitchenette

### 1st floor office

- 1st floor office open to warehouse
- LED lighting
- Carpets

### External area

- 8 dedicated car parking spaces





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## Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring practice (6th Edition) to GIA as follows:

	Sq m	Sq ft
Warehouse and ancillary areas	524.53	5,646
First floor mezzanine office	38.37	413
<b>Total GIA</b>	<b>562.90</b>	<b>6,059</b>

## Business Rates

According to the Valuation Office Agency website the Rateable Value is in 4 assessments .

Unit 205a, Ricardo Way, Ampress Park, Lyminster, SO41 8JU - £12,250

Unit 205b, Ricardo Way, Ampress Park, Lyminster, SO41 8JU - £9,000

Office At Unit 205, Ricardo Way, Ampress Park, Lyminster, SO41 8JU - £4,150

Car Wash At Unit 205, Ricardo Way, Ampress Park, Lyminster, SO41 8JU - £8,200

## Estate Charge

We understand there is an estate service charge.

## EPC

C-51

## Terms

The premises are available by way of a new Full Repairing and Insuring lease on terms to be agreed.

## Rent

£66,650 per annum

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves.

## AML

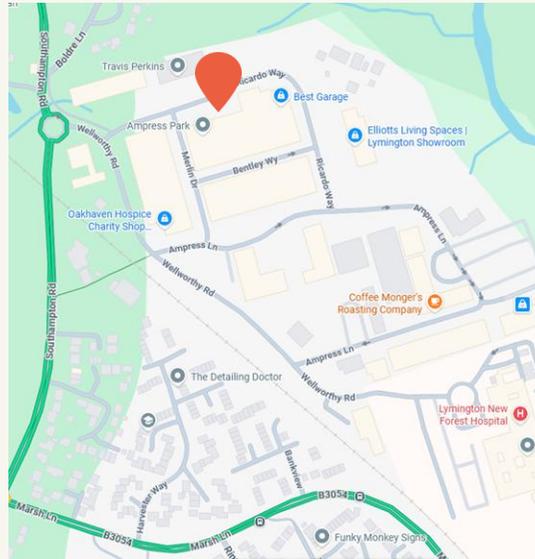
In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

## Code for Leasing Business Premises

In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

## Location

The unit is located on Ricardo close to the entrance to of Ampress Park opposite Travis Perkins. Ampress Park is situated just to the north of Lymington town centre on the southern edge of the New Forest, directly south of Lyndhurst. Junction 1 of the M27 motorway at Cadnam is approximately 11 miles to the north.



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## Contact us

Direct your viewing requests and enquiries to:



**Matthew Poplett**

07971 824525  
[matt@hlp.co.uk](mailto:matt@hlp.co.uk)



**Jason Webb**

07989 959064  
[jason@hlp.co.uk](mailto:jason@hlp.co.uk)



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