

# TO LET

## MODERN GROUND FLOOR OFFICE SUITES

1,336 SQ FT // 124 SQ M PER SUITE



BUSINESS SPACE

goadsby

**TRAFALGAR COURT**

AMPRESS LANE, LYMINGTON, HAMPSHIRE, SO41 8QE

## SUMMARY >

- OPEN PLAN FOR FLEXIBLE LAYOUT
- 4 ALLOCATED PARKING SPACES PER SUITE
- AIR CONDITIONING
- SUSPENDED CEILINGS WITH ENERGY SAVING LIGHTING
- FULLY ACCESSIBLE RAISED FLOOR WITH CARPET TILES

RENTS: **£15.50** PER SQ FT PER UNIT PER ANNUM



Air  
Conditioning



4 Parking  
Spaces Per Suite



C - 71  
EPC Rating



Excellent  
Transport Links

REF:  
o200439

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## 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.

## Description

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

## Specification

- Open plan for flexible layout
- 4 allocated parking spaces per suite
- Air conditioning
- Suspended ceilings with energy saving lighting
- Fully accessible raised floor with carpet tiles
- Central heating
- Kitchenette
- WCs
- Shared lobby

## Accommodation

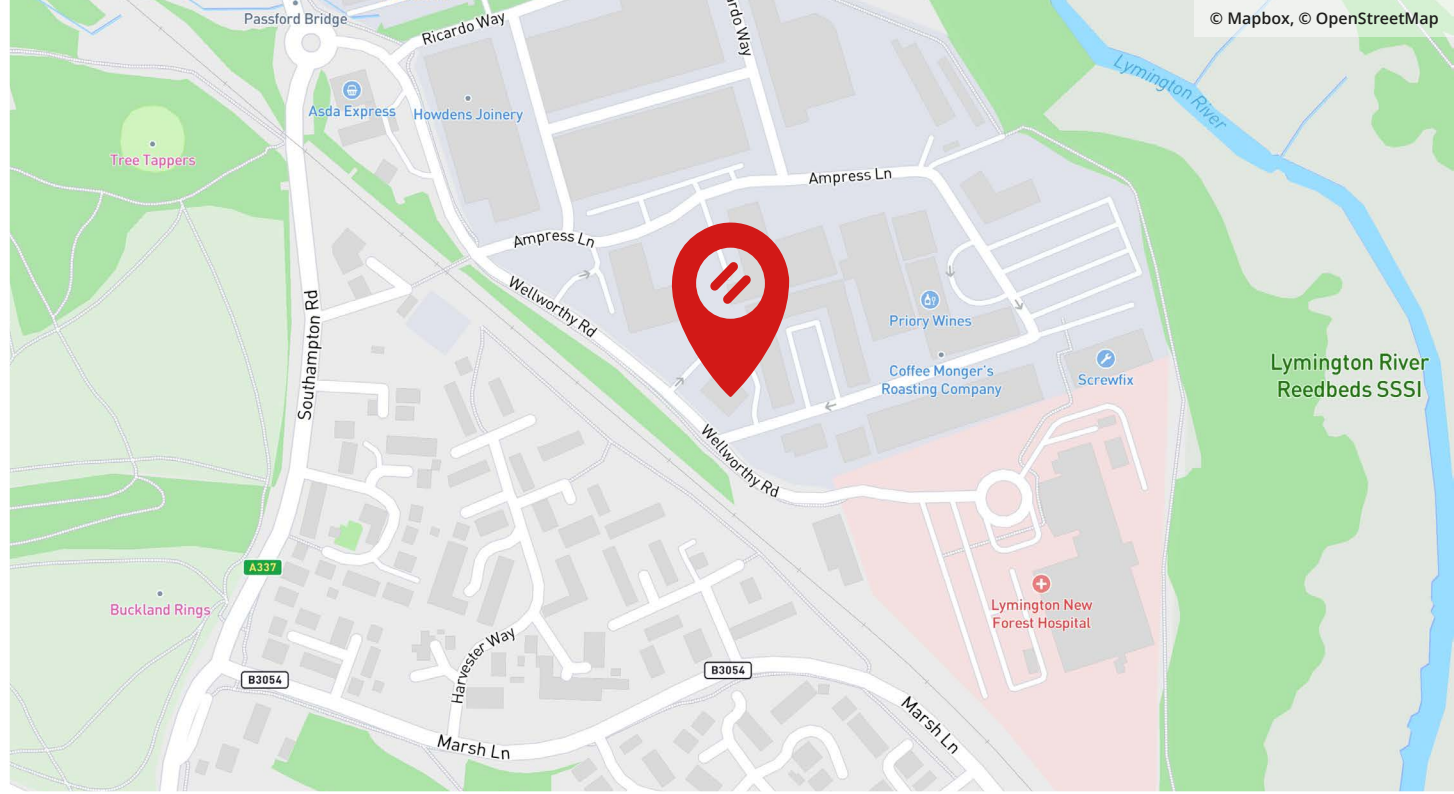
	sq m	sq ft
Suite 2a	124	1,336
Suite 2b	124	1,336

**Total IPMS3 area approx. 248 2,672**

The property has been measured in accordance with RICS Property Measurement 2nd Edition.

## Leases

The suites are available to let by way of a new full repairing and insuring lease incorporating upward only open market rent reviews every 3 years.





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## Rents

Suite 2a	£20,708 per annum
Suite 2b	£20,708 per annum

The above rents are exclusive of business rates, VAT, service charge, insurance premium and utilities payable quarterly in advance by standing order.

## Rateable Value

Suite 2a	£18,000 (from 1.4.26)
Suite 2b	£17,500 (from 1.4.26)

## Legal Costs

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

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Viewing

Strictly by prior appointment through the agents, through whom all negotiations must be conducted.



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## Important

### THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

### REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

[goadsby.com](https://www.goadsby.com)