

TO LET

MID-TERRACE INDUSTRIAL UNIT

TO BE REFURBISHED

170 SQM // 1,825 SQFT



BUSINESS SPACE

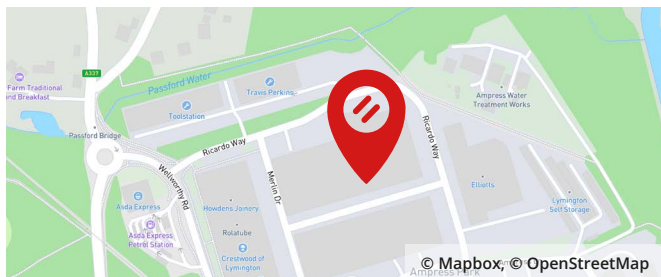
goadsby

255 BENTLEY WAY

AMPRESS LANE, LYMINGTON, SO41 8JW

Location

Bentley Way is situated on Ampress Park at the junction of Wellworthy Road and Ampress Lane, by the entrance to the new PPPI Lymington Hospital. Ampress Park, a 35 acre business park on the northern outskirts of Lymington is accessible off the main Southampton Road (A337), 11 miles from junction 1 of the M27.



Description

These mid terrace premises are of solid brick construction with profiled steel cladding to the upper elevations. With a pitched steel-clad roof incorporating 10% translucent daylight panels supported upon a steel portal frame with trusses. The ground floor is concrete, the clear height under the trusses is approximately 4.4m and loading is by way of a manual roller shutter door measuring 4m wide x 3.7m high. Internally, there is a separate personnel door, 2 W.C's (1 for disabled), lighting, 3 phase electric supply, gas and a warm air heater.

Externally there is allocated parking outside the unit for approximately 3 cars.

Accommodation

sq m sq ft

Total gross internal area approx.	170	1,825
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The property has been measured in accordance with the 6th edition of the RICS Code of Measuring Practice.

Lease

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

Rent

£20,000 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

Rateable Value

£15,750 (from 1.04.23)

EPC Rating

D - 83

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.

Service Charge

Estate premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts within the estate. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

Viewing

Strictly by prior appointment through the sole agents Goadsby, 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**.

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once terms have been agreed.

FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

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.