



**UNITS A - B HORATIO COURT, HANNAH WAY,
LYMINGTON, SO41 8JD**

INDUSTRIAL / WAREHOUSE TO LET

2,475 TO 4,958 SQ FT (229.94 TO 460.61 SQ M)



Summary

TO LET

Available Size	2,475 to 4,958 sq ft
Rent	£24,000 per annum per unit and exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoing payable quarterly in advance.
Legal Fees	Each party to be responsible for their own legal costs incurred in the transaction.
EPC Rating	B

- Built in 2020
- 5.65m internal eaves height
- Available as individual units or combined
- 5 car parking spaces per unit



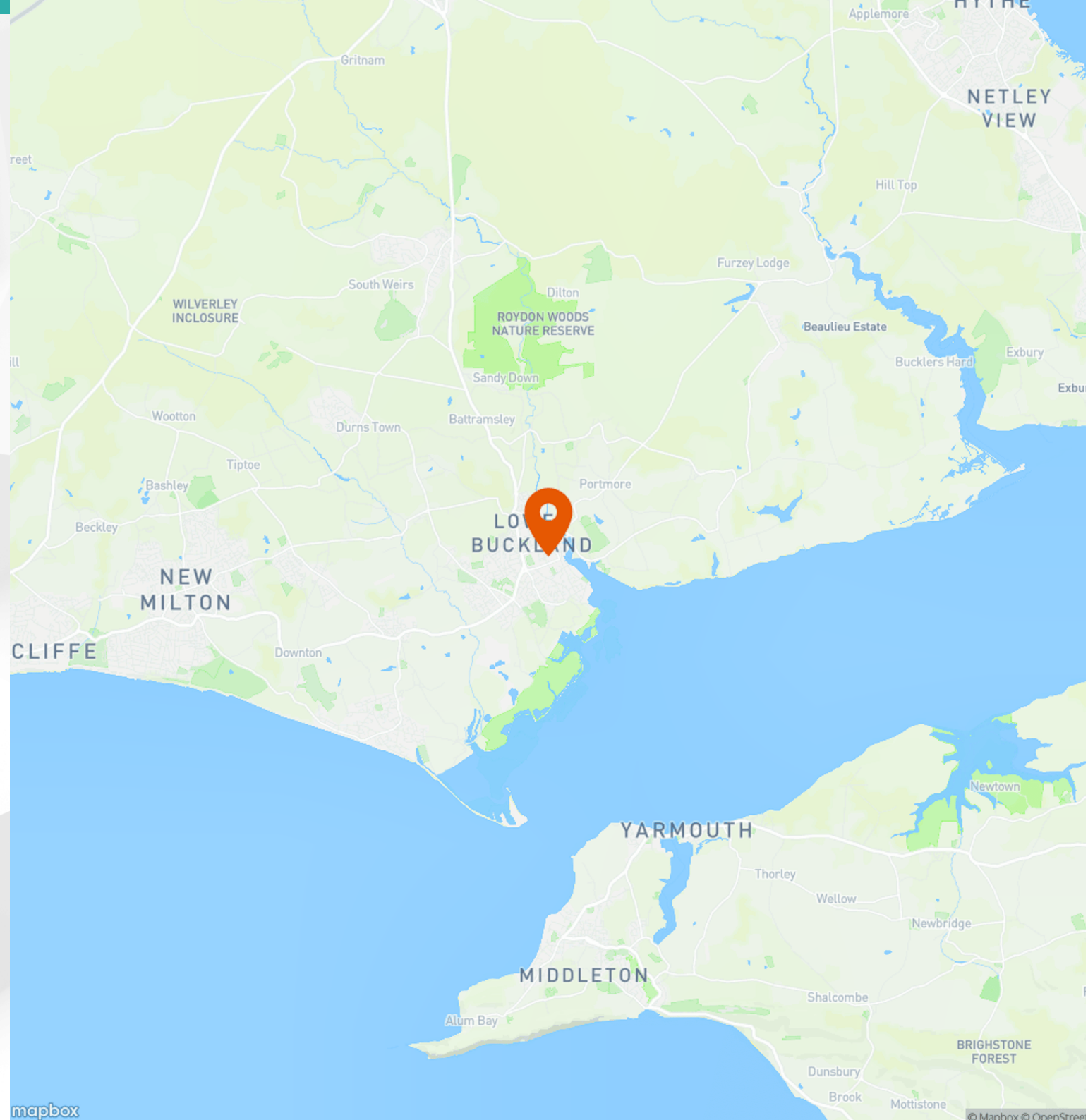
Location



Units A - B Horatio Court
Hannah Way, Gordleton
Industrial Estate, Lymington,
SO41 8JD

Gordleton Industrial Estate is accessed from Sway Road and is located approximately 2.5 miles distant from Lymington Town Centre.

It is approximately 2 miles distant from the B3055 which provides connections to the wider road network.





Further Details

Description

Units A-B were built in 2020 and each unit was built in accordance with the following brief specification:

- Brick outer, blockwork inner wall construction with steel cladding to the upper elevations on a steel portal frame
- Metal framed windows at ground and first floor levels
- Steel clad insulated pitched roof incorporating daylight panels
- Electric loading door measuring approx. 3.6m W x 5m H
- 5.65m internal eaves height
- Concrete floor
- Disabled unisex W.C facilities
- Internal open storage mezzanine
- Ground floor office with carpets and lighting
- 3 phase electricity and gas
- 5 allocated car parking spaces plus loading area

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

There will be a service charge payable in respect of the upkeep, maintenance and management of the common parts of the estate and the structure of the premises. Interested parties are urged to make further enquiries

Accommodation

The accommodation comprises the following areas with rents quoted per annum exclusive:

Name	Building Type	sq ft	Rent
Unit - A	Industrial / Warehouse	2,483	£24,000 /annum
Unit - B	Industrial / Warehouse	2,475	£24,000 /annum
Total		4,958	

Terms

The units are available by way of a new effective full repairing and insuring lease for a negotiable term, incorporating periodic upwards only, open market rent reviews.

Rateable Values

A - £18,250, B - £18,750 (from 1.4.23)

Planning Consent

Planning consent was granted for Class E light industrial use. There are working hour restrictions, as follows: There shall be no loading or unloading of vehicles in the open on the premises other than between the hours of 07:00hrs and 19:00hrs Monday to Friday and 08:00hrs and 13:00hrs Saturdays. There shall be no loading or unloading of vehicles in the open on Sundays or Bank Holidays.



Enquiries & Viewings



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