



**MEDICAL HOUSE, HANNAH WAY, GORDLETON  
INDUSTRIAL ESTATE, LYMINGTON, SO41 8JD**

**OFFICE / INDUSTRIAL / WAREHOUSE TO LET**

**19,884 SQ FT (1,847.28 SQ M)**



# Summary

## TO LET – DETACHED INDUSTRIAL/BUSINESS UNIT - 19,884 SQ FT

**Available Size** 19,884 sq ft

**Rent** £165,000 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance by standing order.

**Rates Payable** £71,520 per annum From 1 April 2026. Interested parties are advised to confirm the accuracy of this information.

**Rateable Value** £149,000

**EPC Rating** D (86)

- Site area approx. 1.4 acres - Low site coverage of approx. 33%
- Gated and enclosed yard area
- Fitted offices
- Steel roof replaced in 2015

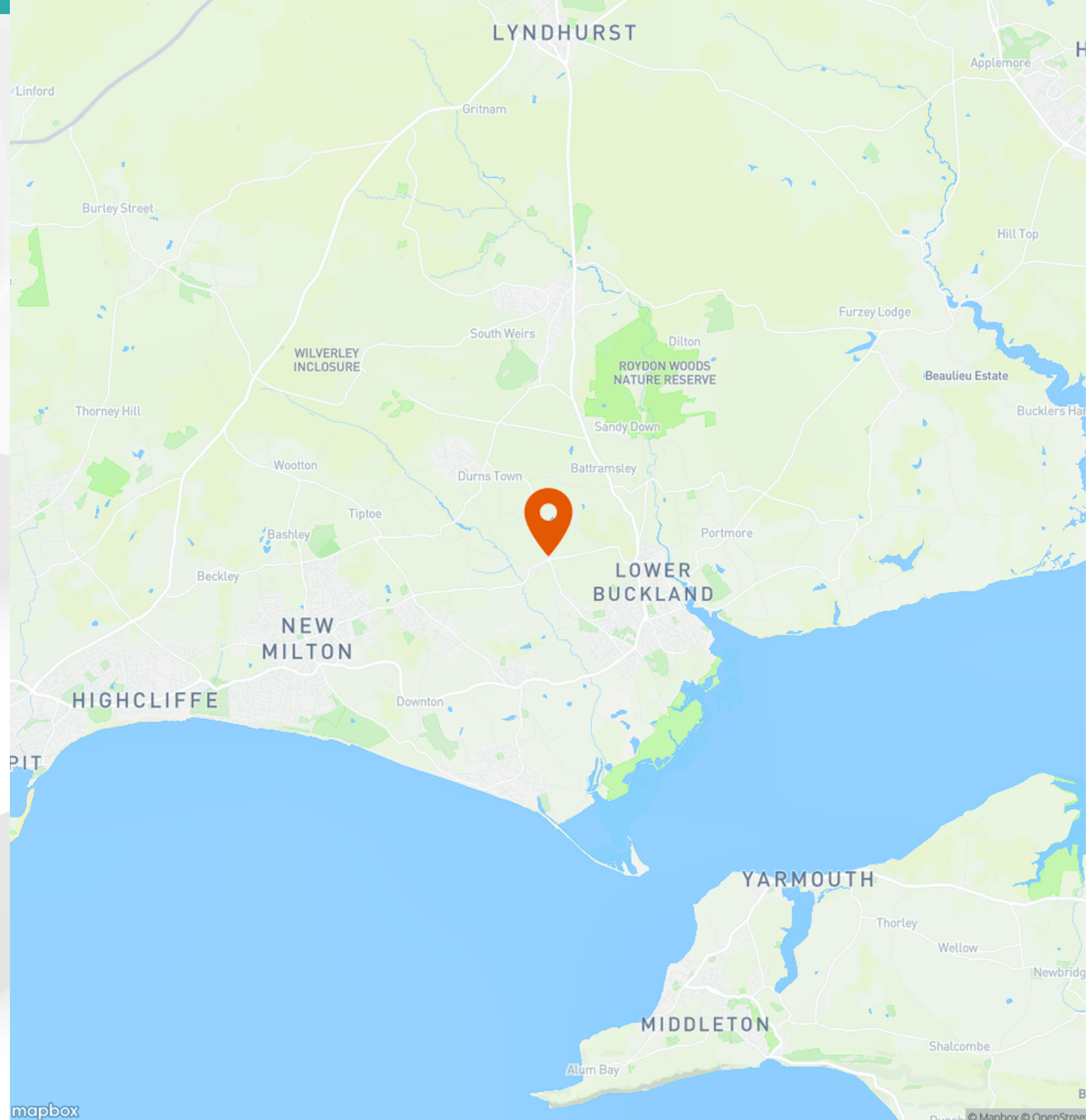


# Location



**Medical House 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

Medical House is a detached industrial/business unit which sits on a site of approximately 1.4 acres, giving a low site coverage of approximately 33%. The premises is of brickwork outer, block work inner wall construction with steel cladding to the upper elevations. There is a pitched steel clad roof, which was replaced in 2015, which sits upon a steel portal frame and the ground floor is concrete. The ground floor is arranged as offices/canteen and the main factory/industrial area which has a suspended ceiling and LED lighting fitted throughout. The height to the suspended ceiling is approx. 4.8m and there are 2 x loading doors each measuring 4m W x 3.5m H.

There is an enclosed concrete surface yard area which is fenced and gated and there is a tarmac car park to the front of the premises. There are double glazed windows at ground and first floor levels in the front and side elevations.

The first floor fitted offices benefit from suspended ceiling, LED lighting, carpets and gas central heating. There are W.C and shower facilities. 3 phase electricity and gas are available.

## Lease Terms

Available by way of a new full repairing and insuring lease incorporating periodic upwards only, open market rent reviews.

## Legal Costs

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

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor	15,368	1,427.73	Available
1st - Floor	3,892	361.58	Available
Mezzanine	624	57.97	Available
<b>Total</b>	<b>19,884</b>	<b>1,847.28</b>	

## AML

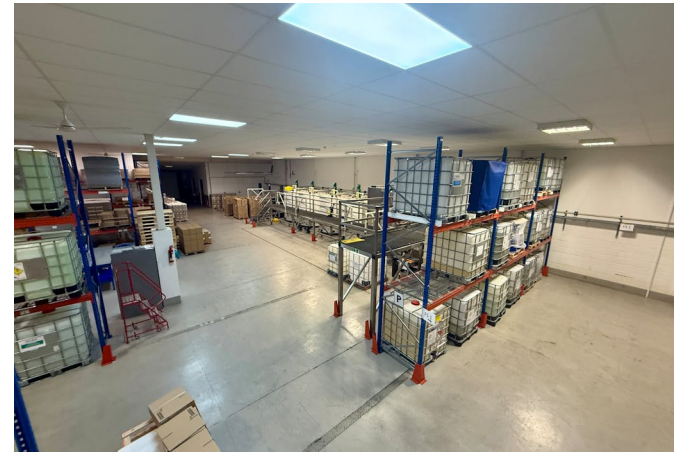
In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## 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.

## Estate Service Charge

An estate service charge is payable in respect of the upkeep, management and maintenance of the common parts of the estate. Interested parties are urged to make further enquiries.





## Enquiries & Viewings

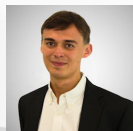


**Bryony Thompson**

[bthompson@vailwilliams.com](mailto:bthompson@vailwilliams.com)

07741 145 629

01202 558 262



**Finn Rawlings**

[frawlings@vailwilliams.com](mailto:frawlings@vailwilliams.com)

07545 803419

01202 558262



**Vail  
Williams**

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