



First Floor, Stirley House

Ampress Lane, Ampress Park, Lymington
SO41 8LW

TO LET

1,302 sq ft (121 sq m) – 4,527 sq ft (420.55 sq m)



**HELLIER
LANGSTON**

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Open plan offices in landscaped grounds

Description

The available space comprises part of the first floor of a detached three storey purpose-built office building, with profiled metal clad elevations under a parapeted pitched roof.

The premises were constructed in 2017 and achieved a BREEAM 'Very good' rating and an EPC 'A'.

Internally, the premises have been lightly partitioned to provide a small office area with a glazed board room and tea point, with the remainder of the space being open plan and currently used for packing/storage and are partially uncarpeted.

Internal partitions are 1-hour minimum fire resistant and include sound board and acoustic insulation.

Externally the premises benefit from a total of 50 car parking spaces, providing a parking ratio of 1:263 sq ft

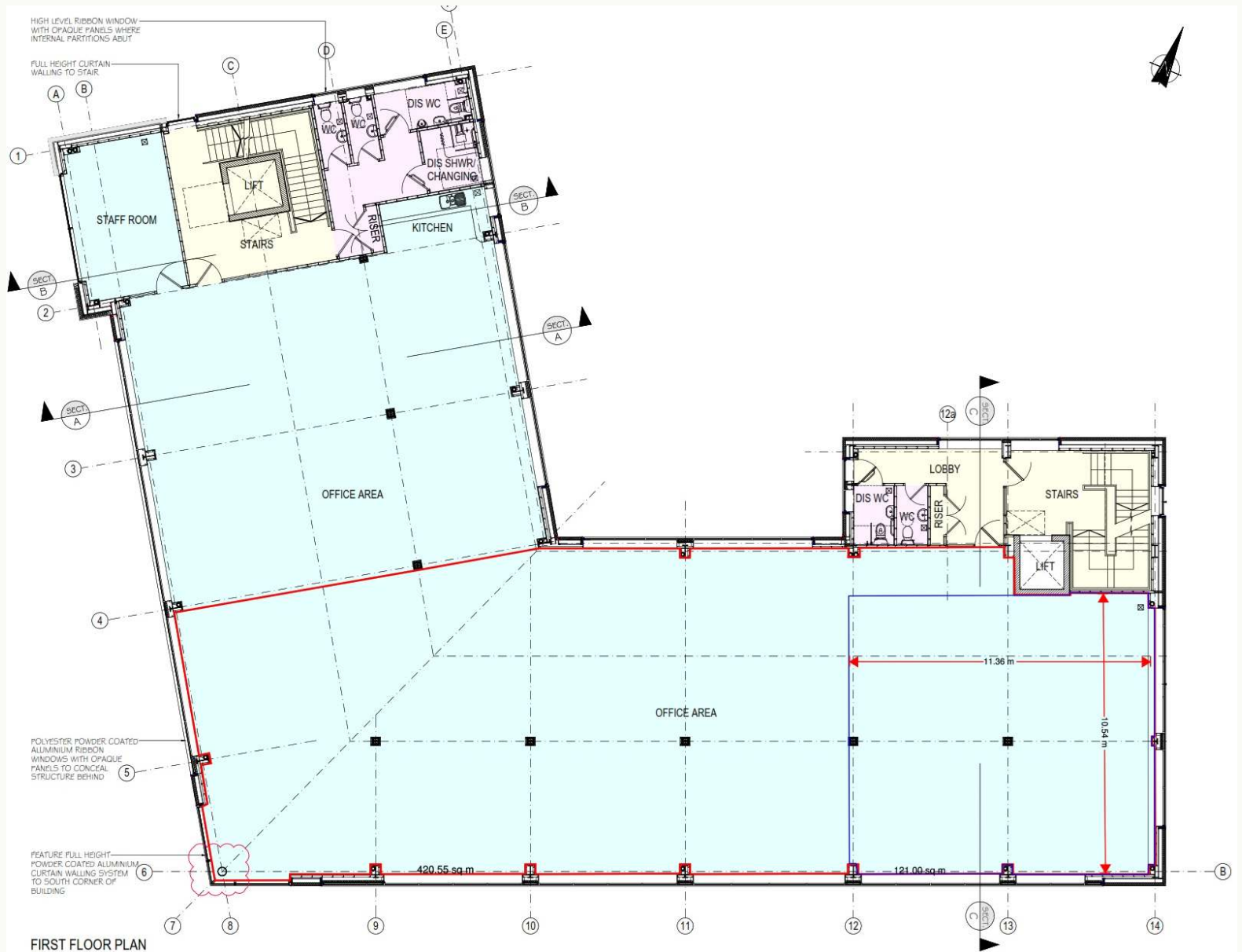
Specification

- All mains utility connections (No gas)
- 30 KW PV Solar panels
- Parking ratio of 1:263 sq ft)
- EV charging point available upon request
- Bike store - 14 bike spaces
- Shower facilities - DDA compliant
- 4* data / comms duct into main plant room via risers onto each floor
- Flexible floor plates with sub-division options
- Heating / Cooling VRF Energy Efficient Facility



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Floor plan





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Accommodation

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

	Sq m	Sq ft
Part First Floor	420.55	4,527

Business Rates

The premises are currently assessed as Offices and Premises with a 2026 Rateable Value of £64,000
(Source: tax.service.gov.uk)

Service Charge

A service charge will be levied, further detail upon application.

EPC

A-11

Terms

The suite is available either as a whole, or in part by way of new effectively Full Repairing lease for a term to be agreed.

Rent

£18.50 sq ft.

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.

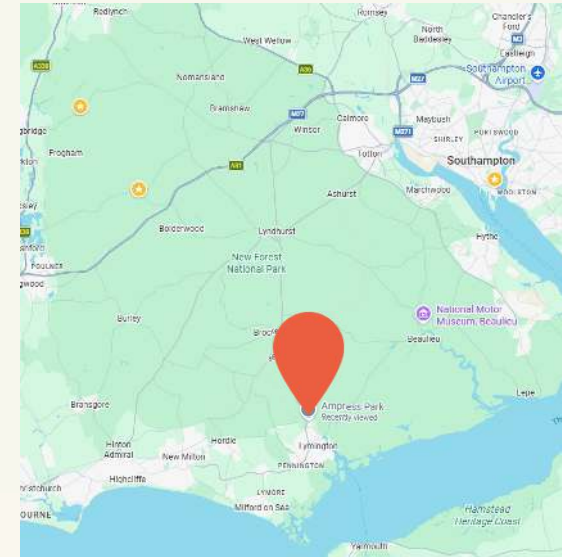
Code for Leasing Business Premises

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

Stirley House is located towards the rear of Ampress Park adjacent to the Lymington River. Ampress Park itself 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.

The estate sits just outside the boundaries of the New Forest National Park, although the Lymington River which forms the eastern boundary of the estate is a designated SSSI.



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Strictly by appointment with sole agents Hellier Langston