




**SNOOKS FARM**  
LYMINGTON

**Rural Office & Warehouse Development**

Premises Ranging From 439 - 4,199 Sq Ft

Snooks Farm, Snooks Lane, Lymington, Hampshire SO41 5SF

 Idyllic rural development located on the eastern outskirts of Lymington, conveniently situated just a five minute drive from local amenities in the town.



VIEW DRONE  
FLYTHROUGH



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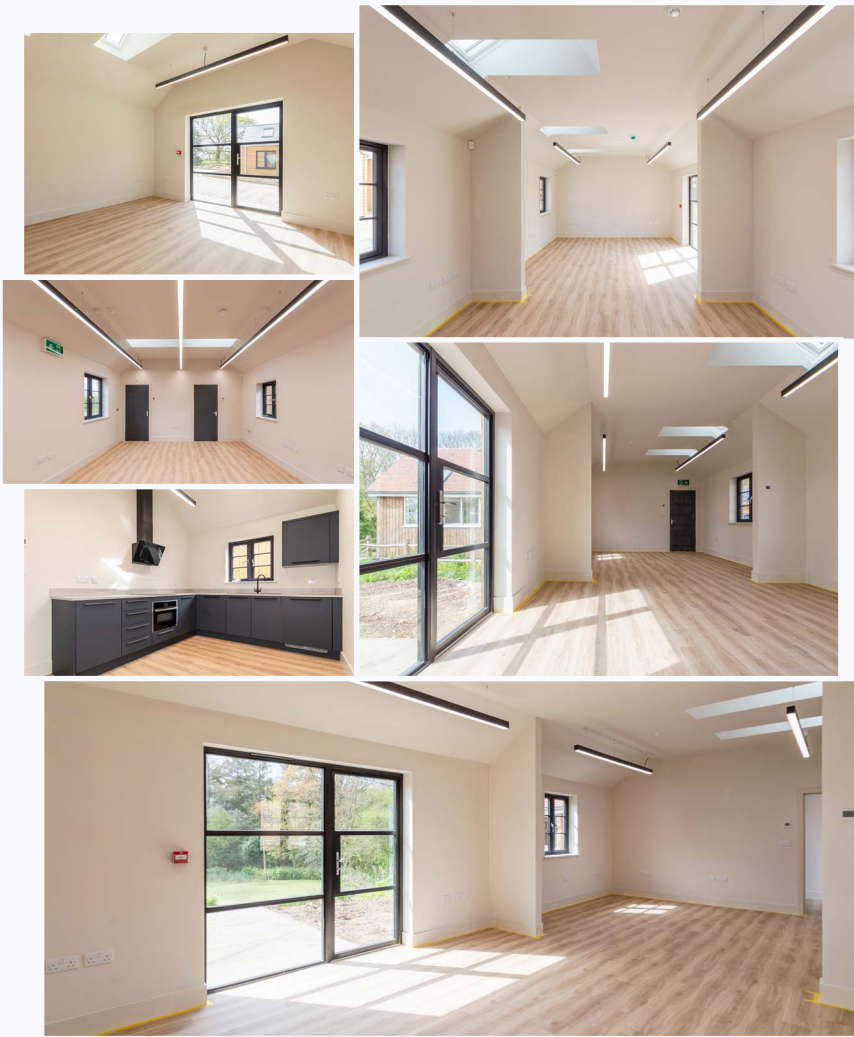
## SUMMARY

Snooks Farm in Lymington comprises one detached warehouse premises with B8 planning consent, alongside three detached office buildings with E(g) planning consent. All units are self-contained and benefit from allocated parking and visitor parking.

Located less than a mile east of the Lymington River, the site provides modern accommodation in a picturesque setting, with views across the Solent towards the Isle of Wight.








- ✕ 4 detached self-contained units
- ✕ Kitchenette, toilet, and shower facilities within each office
- ✕ Full fibre broadband to the site
- ✕ A+ EPC ratings for offices
- ✕ Allocated parking













## SPECIFICATION

### OFFICES

-  Brick Construction
-  Velux Windows
-  Timber cladding to external elevations
-  Telephone and electrical outlets
-  Full fibre broadband
-  Fitted kitchenette with appliances
-  Toilet and shower facilities

### WAREHOUSE

-  Steel portal frame
-  Profiled steel & timber cladding
-  Power floated concrete floor
-  Sliding loading door measuring 3.2m h x 4.8m w
-  Internal eaves height 2.8m high
-  Ridge height 5.2m high
-  Full fibre broadband
-  LED spotlights

## AVAILABILITY

| Unit No     | sq m | sq ft | Rent           | EPC  | Parking | Service Charge |
|-------------|------|-------|----------------|------|---------|----------------|
| Office 1    | 41   | 439   | <b>£12,000</b> | A-3  | 3       | £720 PA        |
| Warehouse 2 | 390  | 4,199 | <b>£35,000</b> | B-47 | 4       | £2,100 PA      |
| Office 3    | 51   | 547   | <b>£13,750</b> | A-6  | 3       | £825 PA        |
| Office 4    | 75   | 811   | <b>£20,500</b> | A-2  | 4       | £1,230 PA      |

The above rents are exclusive of business rates, VAT, service charge, insurance premium, utilities and all other outgoings.



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## LOCATION

Snooks Farm lies to the east of the popular Georgian market town of Lymington, offering access to a wide range of amenities and transport links.

The site is accessed via Snooks Lane. Crossing into Lymington via Bridge Road connects to Marsh Lane, which in turn links to the A337. The A337 provides convenient access to the M27 motorway and M3 motorway networks.

|                                       |           |
|---------------------------------------|-----------|
| <b>Café Nero</b>                      | 1.7 miles |
| <b>Tesco Express</b>                  | 1.7 miles |
| <b>M&amp;S Foodhall</b>               | 2.3 miles |
| <b>The Haven Bar &amp; Restaurant</b> | 2.4 miles |

|                                       |            |
|---------------------------------------|------------|
| <b>Wightlink ferries/Pier station</b> | 0.9 miles  |
| <b>Lymington Town train station</b>   | 1.6 miles  |
| <b>Bournemouth Airport</b>            | 18.6 miles |
| <b>Southampton Airport</b>            | 24.9 miles |



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## BUSINESS RATES

To be confirmed.

## PERMITTED USE

Detailed planning permission has been granted for Use Classes B8 (Storage & Distribution) for the warehouse, E(g) (Office) has been granted for the 3 offices.

## TENURE

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.

## EPC RATINGS

Office 1 : A-3

Warehouse 2 : B-47

Office 3 : A-6

Office 4 : A-2

## LEGAL COSTS

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

## SERVICE CHARGE

The premises are subject to a service charge in respect of the upkeep, management and maintenance of common parts within the estate and estate road.

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.

## VAT

The client has confirmed the site is elected for VAT purposes.

## VIEWINGS

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](#).

### IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or 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 or 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.



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