

TO LET

INDUSTRIAL/WAREHOUSE PREMISES

890 SQ FT // 83 SQ M

PLUS 633 SQ FT // 59 SQ M 1ST FLOOR MEZZANINE

100% SMALL BUSINESS RATES
RELIEF AVAILABLE (SUBJECT TO TERMS)

BUSINESS SPACE

goadsby

UNIT 11 LYMINGTON ENTERPRISE CENTRE

AMPRESS PARK, SOUTHAMPTON ROAD, LYMINGTON, HAMPSHIRE, SO41 8LZ

SUMMARY >

- MID TERRACE
- FIRST FLOOR MEZZANINE
- 3 PHASE ELECTRICITY & GAS

RENT: £14,000 PER ANNUM EXCL.



REF:
W326417

UNIT 11 LYMINGTON ENTERPRISE CENTRE
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Location

- The premises are located on the popular Ampress Park, which incorporates a mixture of uses including offices, industrial/warehouses and the recently opened Lymington Hospital
- Ampress Park fronts onto the main Southampton Road, which provides access to Bournemouth approximately 17 miles to the west and Southampton approximately 18 miles to the north east
- Junction 1 of the M27 is approximately 11 miles to the north and is a principal motorway along the south coast leading to Southampton and Portsmouth, where the junctions of the M3 provide motorway access to London

Description

- Constructed of insulated double skinned corrugated steel sheet cladding
- Pitched steel clad insulated roof incorporating daylight panels supported upon a steel portal frame
- Power floated concrete floor
- Sectional up and over door measuring 3.6m wide x 4.6m high
- Disabled/unisex WC, LED strip lighting and a separate personnel door
- Stairs lead to the first floor mezzanine
- 3 phase electricity/gas is available but not connected
- Concrete forecourt providing parking
- Internal eaves height is approx 7m with approx 3.1m under the mezzanine

Accommodation

	sq m	sq ft
Ground floor	83	890
First floor mezzanine	59	633

Total gross internal area approx. 142 1,523

The property has been measured in accordance with the 6th edition of the RICS Code of Measuring Practice.



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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

£14,000 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

Rateable Value

£10,700 (from .1.4.23)

Service Charge

A service charge is payable, this is currently budgeted at £1,012 per annum.

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.

Viewing

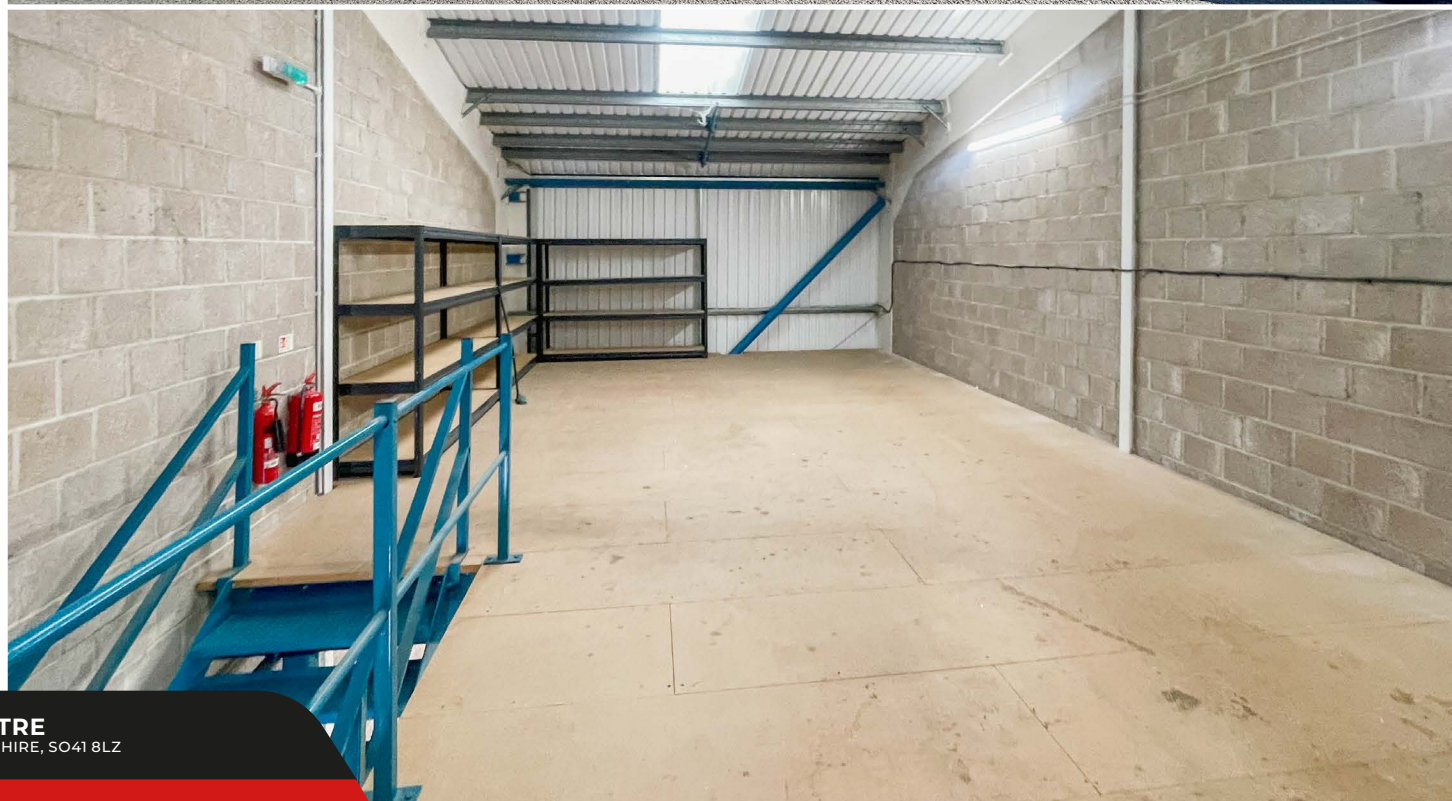
Strictly by prior appointment through the joint sole agents Goadsby, through whom all negotiations must be conducted.



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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.

goadsby.com