



**UNIT 310 AMPRESS PARK, AMPRESS LANE, LYMINGTON,  
SO41 8JX**

**INDUSTRIAL/LOGISTICS / WAREHOUSE TO LET / FOR SALE**

**16,833 SQ FT (1,563.84 SQ M)**



**Vail  
Williams**

# Summary

## INDUSTRIAL/WAREHOUSE UNIT – TO LET / FOR SALE

Available Size	16,833 sq ft
Rent	£143,000 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.
Price	Offers in the region of £2,000,000 exclusive of VAT
Rateable Value	£101,000 From 1 April 2023
VAT	Applicable. All quoted rents and outgoings are quoted exclusive of VAT at the prevailing rate.
EPC Rating	C (70)

- End terrace unit
- 6.2m internal eaves height
- Fitted offices

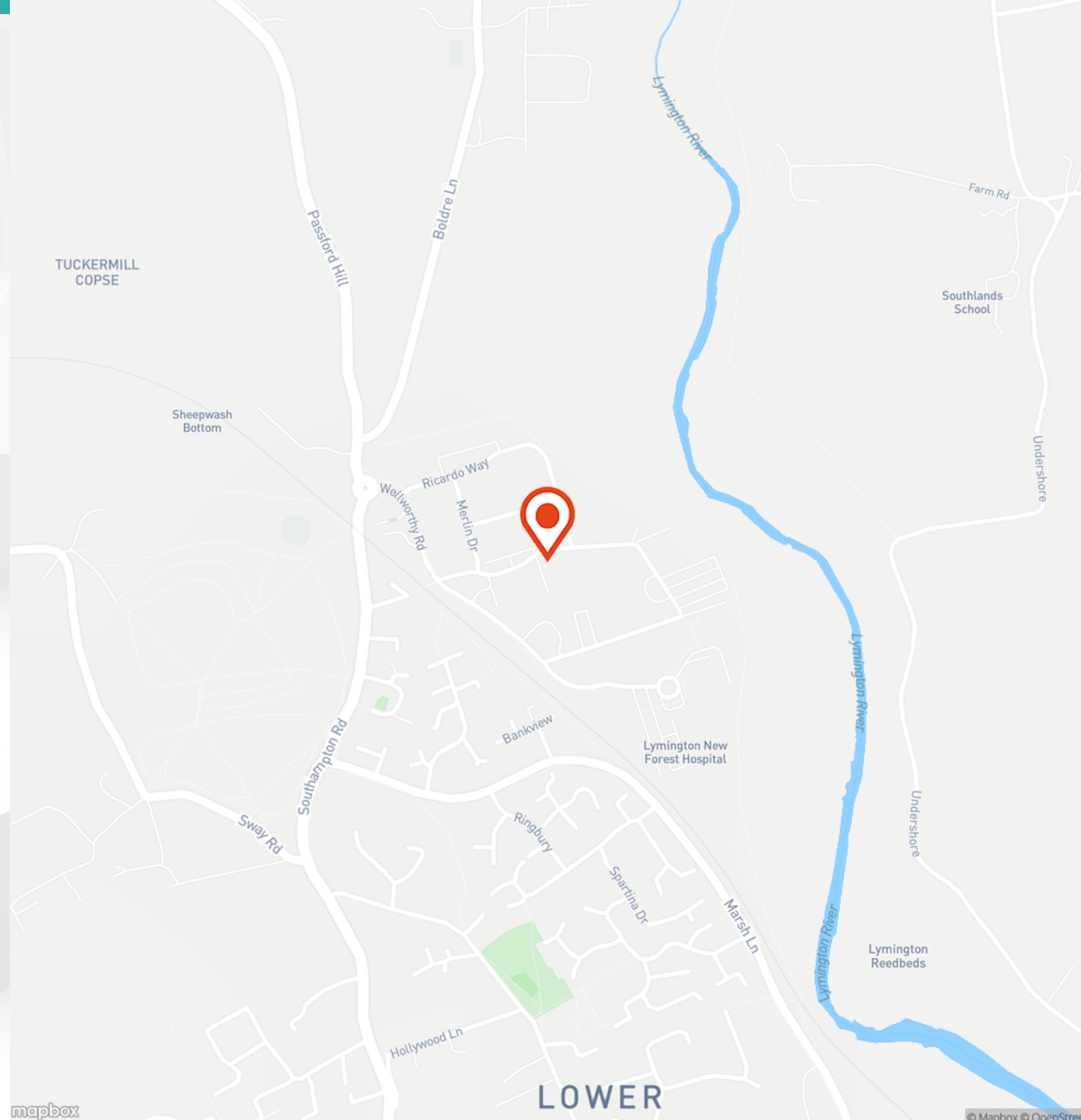


# Location



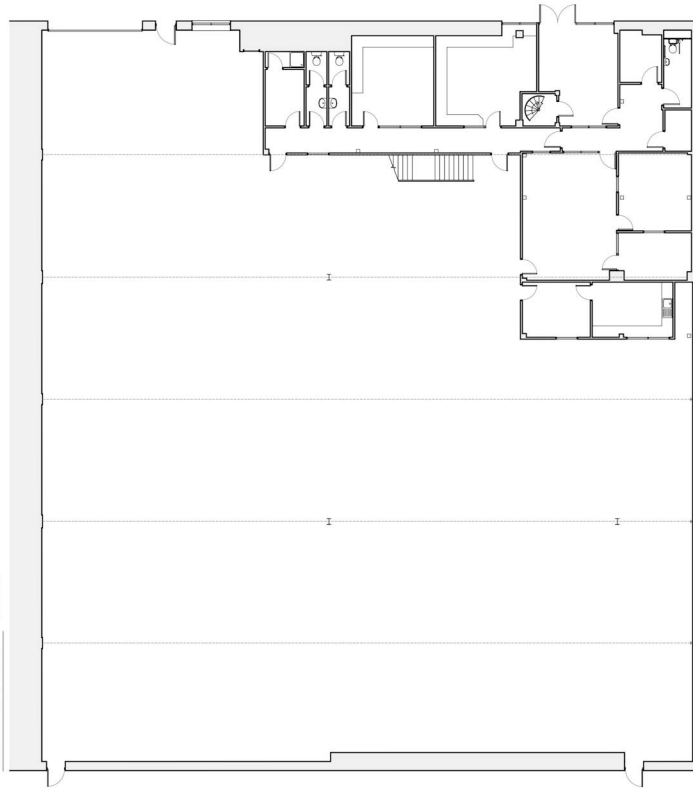
Unit 310 Ampress Park,  
Ampress Lane, Lymington,  
SO41 8JX

Ampress Park is the primary business park in the New Forest and is situated to the north of Lymington Town Centre, which is approximately 1.2 miles distant from the property. Occupiers such as Halfords, Co-Op Petrol Station, Toolstation, Howdens and Elliots are located on Ampress Park.

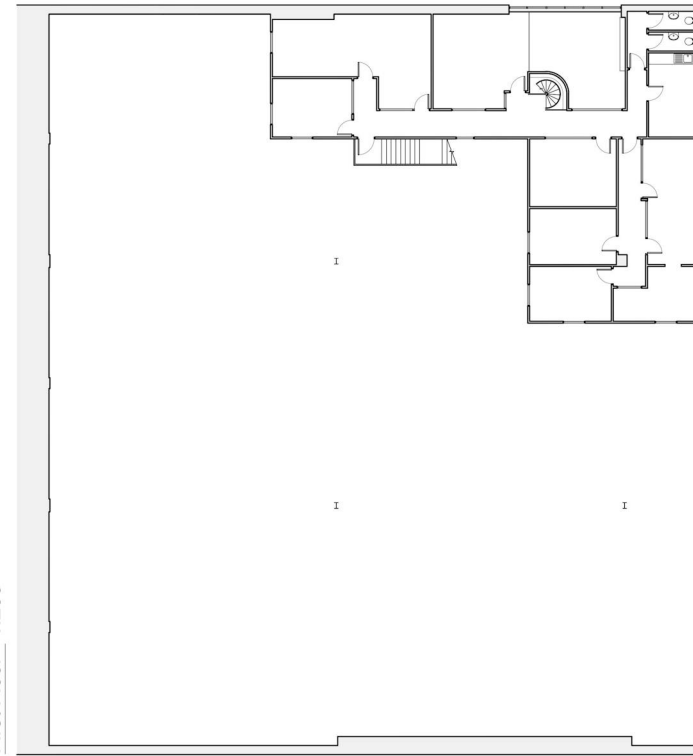




Ground Floor - 1:200



First Floor - 1:200



Location Plan - 1:1250



**KNIGHT**  
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First Floor Unit 7  
The Quarterdeck  
Port Solent  
PO6 4TP  
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Client  
**DART INVESTMENTS LTD**

Drawing  
**EXISTING FLOORPLANS**

Project  
**310 AMPRESS PARK  
AMPRESS LNAE  
LYMINGTON, SO41 8JX**

Scale  
**1:200@A2**

Date  
**OCT 2024**

Project no.	Sequential	Bldg/Floor	Detail	Rev
KC	01	A	EX	.

# Further Details

## Description

The industrial/warehouse unit comprises an end of terrace property with steel clad outer elevations and a steel clad north light roof incorporating daylight panels. There is a double height glazed entrance with double personnel doors and a roller shutter loading door in the front elevation.

The warehouse has an internal eaves height of approx. 6.2m and the highest pitch is approx. 8.6m. There is a double height glazed panel in the front elevation providing an entrance to the reception and the ground and first floor fitted offices. The offices benefit from LED lighting, suspended ceiling, air conditioning and carpets. There are W.C facilities, shower facilities and a canteen. The roller shutter door measures approx. 5m wide x 5m high.

3 phase electricity and gas are available.

Externally, there is a tarmacadam car park with 19 car parking spaces.

## Accommodation

The accommodation comprises of the following (GIA) -

Name	sq ft	sq m
Ground	14,365	1,334.55
Mezzanine - Offices	2,468	229.28
<b>Total</b>	<b>16,833</b>	<b>1,563.83</b>

## Viewings

Strictly by appointment through the sole agents.

## Terms

Available by way of a new Full Repairing and Insuring lease, incorporating periodic upward only, open market rent reviews.

## Legal Costs

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

## VAT

All quoted rents and outgoings are quoted exclusive of VAT at the prevailing rate.



## Enquiries & Viewings



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**Vail  
Williams**

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