



**UNIT 320 AMPRESS PARK, AMPRESS LANE, LYMINGTON,  
SO41 8JX**

**INDUSTRIAL / WAREHOUSE FOR SALE**

**6,359 SQ FT (590.77 SQ M)**



**Vail  
Williams**

# Summary

## INDUSTRIAL/WAREHOUSE UNIT – FOR SALE

|                       |                                                                                |
|-----------------------|--------------------------------------------------------------------------------|
| <b>Available Size</b> | 6,359 sq ft                                                                    |
| <b>Price</b>          | £850,000 exclusive of VAT                                                      |
| <b>Business Rates</b> | Business Rates are to be reassessed                                            |
| <b>VAT</b>            | Applicable                                                                     |
| <b>Legal Fees</b>     | Each party to bear their own costs                                             |
| <b>EPC Rating</b>     | EPC exempt - EPC has been commissioned, will be available in less than 28 days |

- 6.2m internal eaves height
- New WC and Kitchenette facilities
- Mid Terrace Industrial / Warehouse Unit
- The unit is currently being refurbished

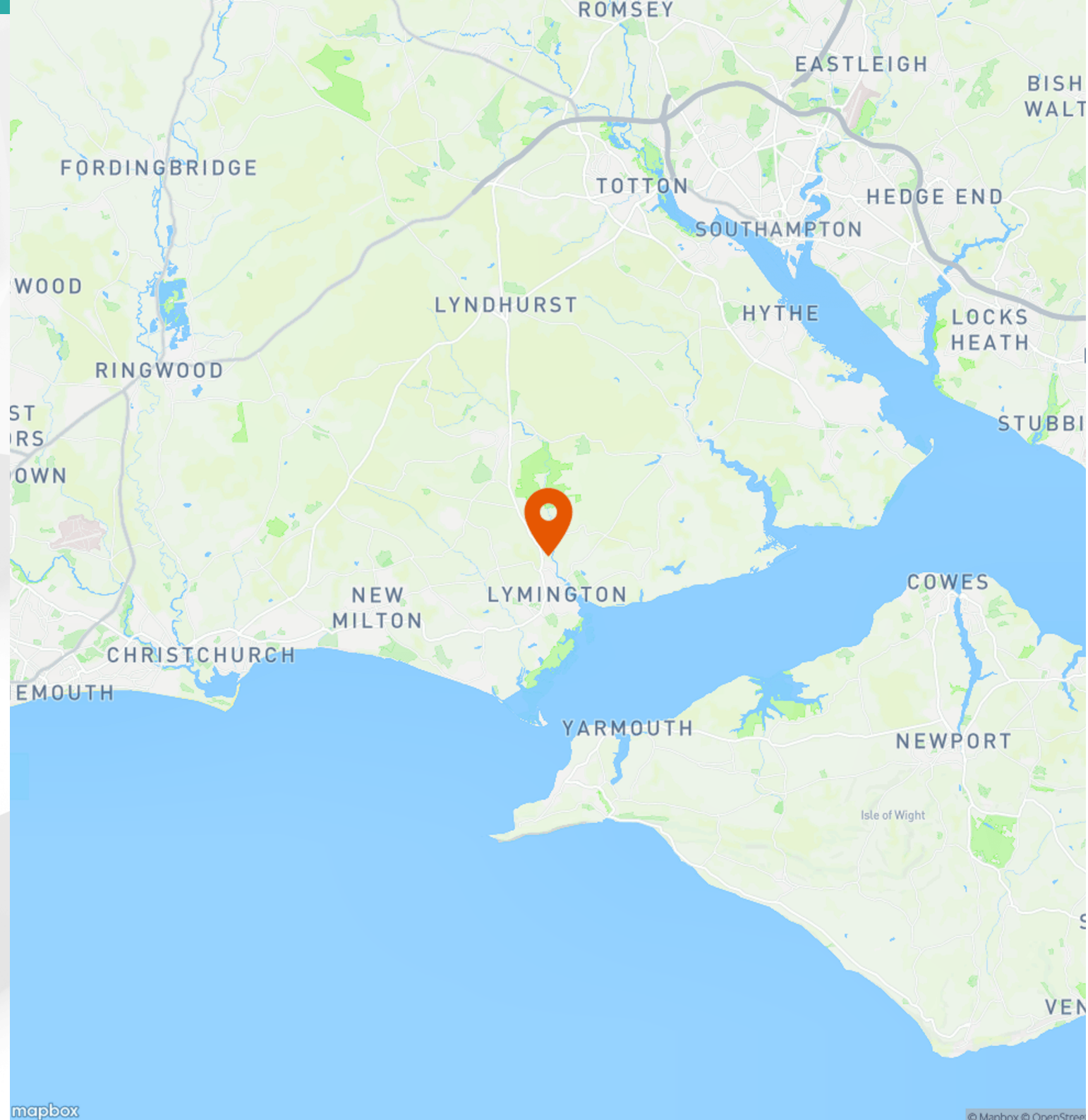


# Location



Unit 320 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, ASDA Petrol Station, Toolstation, Howdens and Elliots are located on Ampress Park.





# Further Details

## Description

The industrial/warehouse unit comprises a mid terrace property with steel clad outer elevations and a steel clad north light roof incorporating daylight panels. There is a personel door 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. A new kitchenette and male and female WC facilities. 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 8 car parking spaces.

## Accommodation

The accommodation comprises of the following (GIA) -

| Name         | sq ft        | sq m          |
|--------------|--------------|---------------|
| Ground       | 6,359        | 590.77        |
| <b>Total</b> | <b>6,359</b> | <b>590.77</b> |

## Viewings

Strictly by appointment through the sole agents.

## Terms

Freehold

## Business Rates

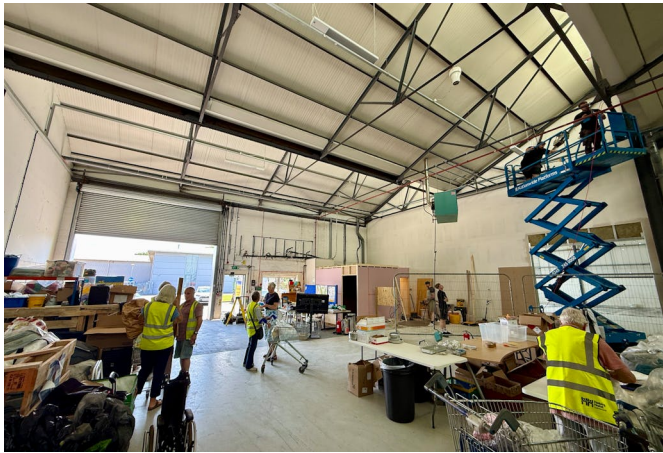
The business rates are currently assesed with Unit 310 and will be split.

## 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.

## Legal Costs

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





## Enquiries & Viewings



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