

# LYMINGTON

330 Ampress Park, Ampress  
Lane, SO41 8JX



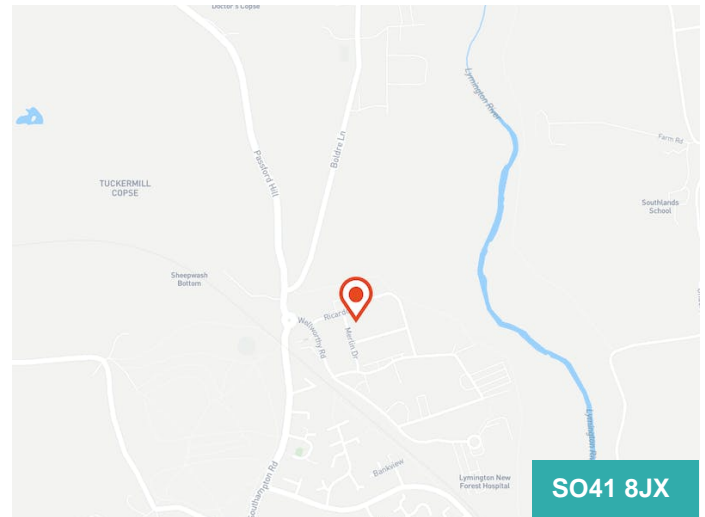
## INDUSTRIAL / WAREHOUSE TO LET

**7,669 SQ FT**

- LED lighting to warehouse
- Electric roller shutter door
- Minimum eaves height 6m
- 3 phase power
- 6 car parking spaces
- Kitchen/Breakout area
- Air conditioning to offices

**INDUSTRIAL UNIT - TO LET**

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## Summary

<b>Available Size</b>	7,669 sq ft
<b>Rent</b>	£69,021 per annum
<b>Rateable Value</b>	£64,500 From 1 April 2023
<b>EPC Rating</b>	C (55)

## Description

330 Ampress Park is a mid-terrace unit with steel clad outer elevations and a steel clad north light roof incorporating daylight panels. There is a personnel door and loading door providing access to the unit. The ground floor warehouse is open plan benefitting from LED lighting and a kitchen/breakout area along with WC's and an office. The first floor is fitted out as office space benefitting from a kitchenette and air conditioning.

Externally there is a loading apron and car parking for 6 cars.

Electric roller shutter door 5m width x 5m height  
Min height 5.95m  
Max height 8.6m

## Location

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 on Ampress Park.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground - Warehouse & ancillary	6,254	581.02
1st - Offices	1,415	131.46
<b>Total</b>	<b>7,669</b>	<b>712.48</b>

## Terms

New FRI lease to be negotiated direct with the landlord.

## 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.

## Legal Costs

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

## Anti-money Laundering

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## Joint Agents

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