



**HELLIER
LANGSTON**
Commercial Property Consultants

TO LET

Modern Industrial/ Warehouse Unit With External Forecourt

Unit 4, The Aero Centre, Ampress Lane, Ampress Park, Lymington
SO41 8QF



KEY FEATURES

- 410.37 sq m (4,418 sq ft)
- 5.40m eaves
- 7.64m ridge
- To underside of mezzanine 2.59m
- Up and over loading door 4.18m(W) by 4.70m(H)
- Insulated Profile metal sheet roof
- Photovoltaic solar panels
- LED warehouse lighting
- Secure site with automatic gates
- 3 phase 100Amp power
- Car parking

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Visit: www.hlp.co.uk

Hellier Langston

Enterprise House, Ocean Village
Southampton SO14 3XB

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Description

The unit comprises the end of terrace of a development of four modern warehouse / industrial units constructed in 2015 and known as The Aero Centre.

The construction of the units is a traditional steel portal frame with micro rib profile metal sheet elevations and roof with four daylight panels on the front pitch and photovoltaic cells on the external rear pitch. Access to the unit from the external car park is via a ramp, this is part concrete and part galvanised metal framed with a galvanised open metal grid top allowing water to drain through. Personnel access is via a galvanised metal checker plate surfaced ramp. The unit benefits from a full height electric up and over loading door and separate personnel access via a single double glazed powder coted aluminium door.

Internally the warehouse is clear span. A mezzanine floor constructed of steel with 36mm chip board top covers three quarters of the ground floor area. We understand that the mezzanine floor can easily be removed or added to should it be required. The warehouse is lit by way of LED high bay lights above the mezzanine and LED strips below.

Adjacent to the unit is a separate building housing the bin store, cycle shed and electricity meter cupboard. We also understand the inverter for the photovoltaic cells is located within the electric cupboard and is separately metered.

The Aero Centre is a secure site surrounded by security fencing. Access to the units is off Ampress Lane via a one way system. The entrance is controlled by The site benefits from a secure automated gate which is open between 7am in the morning and 8.30pm at night, although tenants can access the site if required 24 hours a day 365 days a year by use of a key code.

Specification

- Ridge height 7.64m
- Eaves height 5.40m
- Clear height under mezzanine 2.59m
- Up and over loading door 4.18m (W) by 4.70m (H)
- Steel frame maximum point load of 37.5 kN
- Main floor pre-cast structural planks and a reinforced 100mm concrete topping with a live load 12 kN per metre square.
- Insulated profile metal sheet roof with 4 daylight panels
- LED warehouse lights
- Mezzanine floor with timber deck loading of 2.5 kN per square metre
- 3 phase 100amp electric supply
- Gas supply to building (currently not connected)
- Roof mounted photovoltaic cells
- Ground floor WC
- Double glazed powder coated aluminium personal door and ground floor windows
- Secure site with automated gate.
- Intruder alarm
- Fire system with smoke detectors
- Onsite car parking
- Bike & Bin store

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Accommodation

The premises have been measured to Gross Internal Area as follows:

	Sq M	Sq Ft
Warehouse	232.80	2,506
Mezzanine	177.57	1,912
Total GIA	410.37	4,418

Business Rates

The premises are currently assessed as a Warehouse and Premises with an April 2023 Rateable Value of £25,500.

Lease Terms

The premises are available on a New Effectively Full Repairing and Insuring lease for a term to be agreed.

Rent

£43,600 per annum and all other occupational costs.

EPC

A-16

Legal costs

Each party to be responsible for their legal costs



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Location

The unit is located on Ampress Lane and forms part of Plot G3, now known as The Aero Centre which forms part of Ampress Park and is situated just to the north of Lymington town centre on the southern edge of the New Forest, directly south of Lyndhurst. Junction 1 of the M27 motorway at Cadnam is approximately 11 miles to the north.

Ampress Park, Lymington to:	Kilometres	Miles
Lymington Town	1.9	1.2
Railway Station		
Brockenhurst	5.6	3.5
Railway Station		
M27 Jct 1	18.5	11.5
M3 Jct 14	33.7	20.9
Southampton	36.6	28.5
Airport		

Viewing

Strictly by appointment through sole agents
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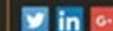


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