



Trafalgar Court, Ampress Lane, Lymington S041 8QE

**TO LET**

Self-Contained Offices

1,336 - 2,672 Sq Ft  
(124 - 248 Sq M)

# Trafalgar Court, Ampress Lane, Lymington SO41 8QE

## DESCRIPTION

High-quality ground floor suite within a two-storey modern designed building. Air-conditioned offices situated in an established commercial property location.

- ✓ Easily Accessible From A337
- ✓ Open Plan For Flexible Layout
- ✓ 4-8 Allocated Parking Spaces
- ✓ Air Conditioning
- ✓ Suspended Ceilings With Energy Saving Lighting
- ✓ Fully Accessed Raised Floor With Carpet Tiles

## LOCATION

Trafalgar Court is located off Wellworthy Road, Ampress Park - at the junction with Ampress Lane, near the newly built PPP1 Lymington Hospital. Ampress Park is a 35-acre business park on the northern outskirts of Lymington and is accessible off the A337. A petrol filling station and convenience store are also located at the junction leading to the entrance to Ampress Park.

## ACCOMMODATION

| Net Internal Areas | sq ft        | sq m       |
|--------------------|--------------|------------|
| Ground - 2A        | 1,336        | 124        |
| Ground - 2B        | 1,336        | 124        |
| <b>Total</b>       | <b>2,672</b> | <b>248</b> |

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

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

## BUSINESS RATES

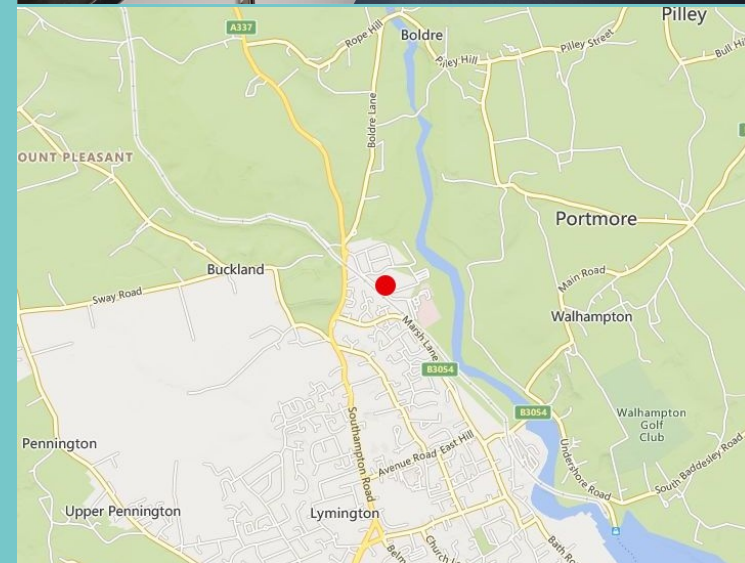
For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

The premises are available to let on a new FRI lease for a term to be agreed. Rent on application. E-Class considered.

## EPC

The Energy Performance Asset Rating is: C (61).



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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