



Phase 2 Trafalgar Court, Wellworthy Road, Lymington SO41 8QE

**TO LET  
FOR SALE**

Commercial Development Opportunity

**1,350 - 7,220 Sq Ft  
(125 - 671 Sq M)**



# Phase 2 Trafalgar Court, Wellworthy Road, Lymington S041 8QE

## DESCRIPTION

Phase 2 of Trafalgar Court provides previous planning consent for a purpose built self-contained two storey office with adjoining industrial accommodation. The consent is for 7,720 sq.ft.

The site is next door to a 2 storey office, which was built under phase 1. It is within a mixed use commercial estate including with National Occupiers including Halfords, Co-Op Petrol Station, Toolstation, Howdens and Elliots.

The development site would also suit a range of other uses, subject to planning.

- ✓ **B1 Office and B2 Industrial Use**
- ✓ **Established mixed use site**
- ✓ **Suitable for other uses STP**
- ✓ **Freehold**
- ✓ **Landscaped external areas**



## LOCATION

Trafalgar Court is situated on Ampress Park at the junction of Wellworthy Road and Ampress Lane, by the entrance to the new PPP1 Lymington Hospital. Ampress Park, a 35 acre business park on the northern outskirts of Lymington is accessible off the main Southampton Road (A337), 11 miles from junction 1 of the M27.

## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Unit 3	1,350	125
Unit 4	1,350	125
Unit 5 Ground/First Floor	4,520	420
<b>Total</b>	<b>7,220</b>	<b>671</b>

## VAT

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

## LEGAL COSTS

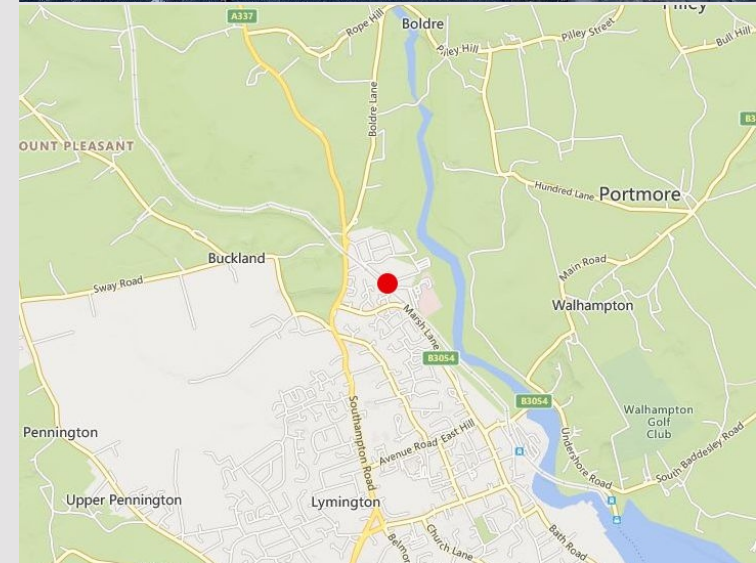
Each party to be responsible for their own legal costs incurred in any transaction.

## TERMS

Available on a Freehold basis. Price on application.

## EPC

EPC to be provided on completion



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Regulated by RICS 03-Feb-2023

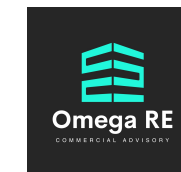
## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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