



**75% NOW LET**



**STIRLEY  
HOUSE**  
LYNTON

AMPRESS LANE, AMPRESS PARK, LYNTON, HAMPSHIRE, SO41 8LW

**TO LET** GRADE A OFFICES IN PRESTIGIOUS BUILDING  
**2,990 SQ FT WITH 11 PARKING SPACES REMAINING**  
MODULES AVAILABLE FROM APPROXIMATELY 1,500 SQ FT

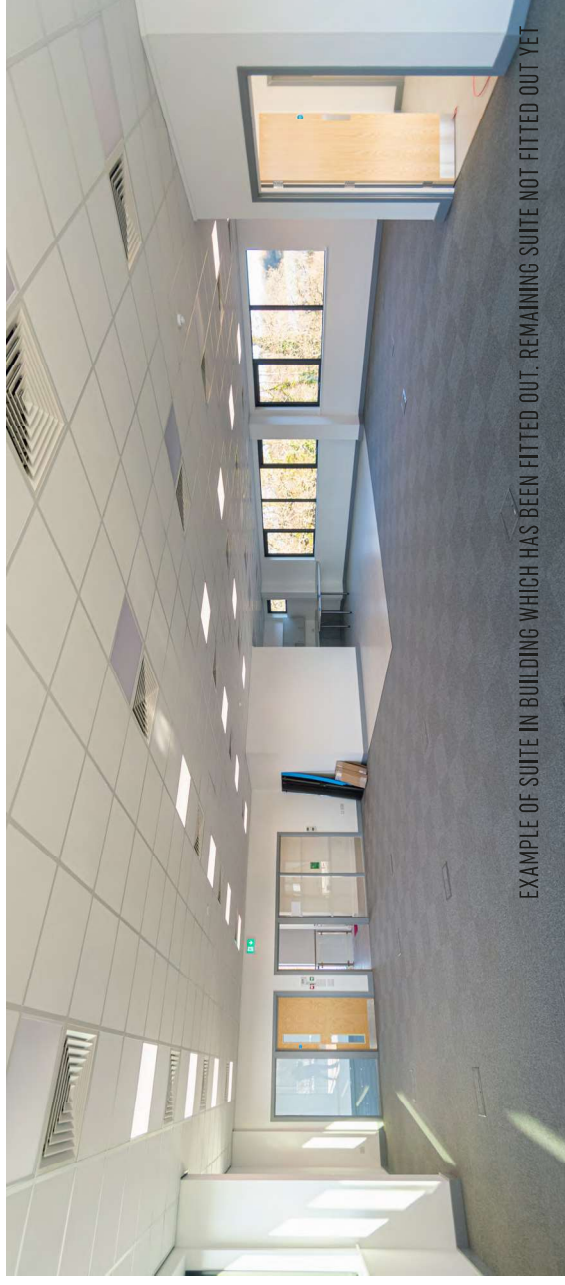
## SUMMARY

- Prestigious 13,150 sq ft office building on established business park within the New Forest National Park
- 75% let - 2,990 sq ft remaining on the 2<sup>nd</sup> floor - modules available from approximately 1,500 sq ft
- High specification, open plan accommodation
- 11 car parking spaces in secure car park
- Communal bicycle storage for 14 bikes with electric charging points
- DDA compliant
- Communal shower facilities
- Landscaped surrounds and direct pedestrian access to Riverside footpath leading to railway station and 10W Ferry Terminal
- Fibre optic Broadband available
- **Rent: £52,500 per annum exclusive**

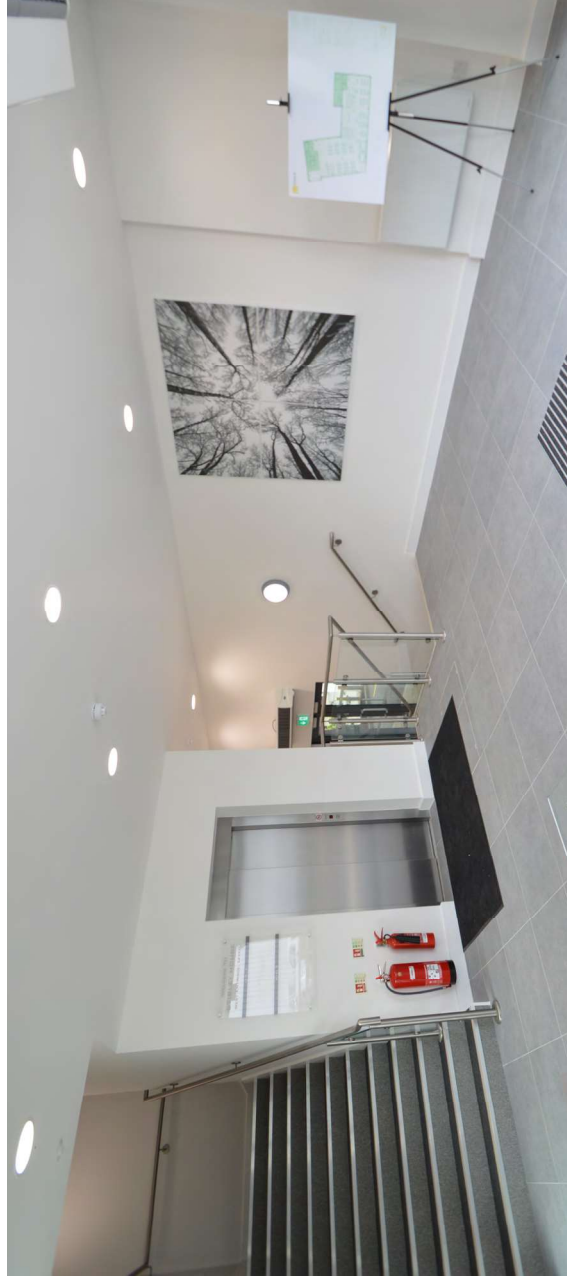
>> **LOCATION MAP**

>> **STREETVIEW**

>> **360° VIEW (2<sup>ND</sup> FLOOR)**



EXAMPLE OF SUITE IN BUILDING WHICH HAS BEEN FITTED OUT. REMAINING SUITE NOT FITTED OUT YET



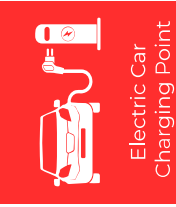
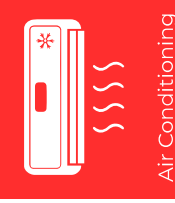

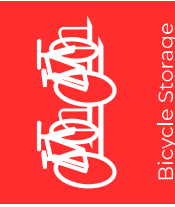





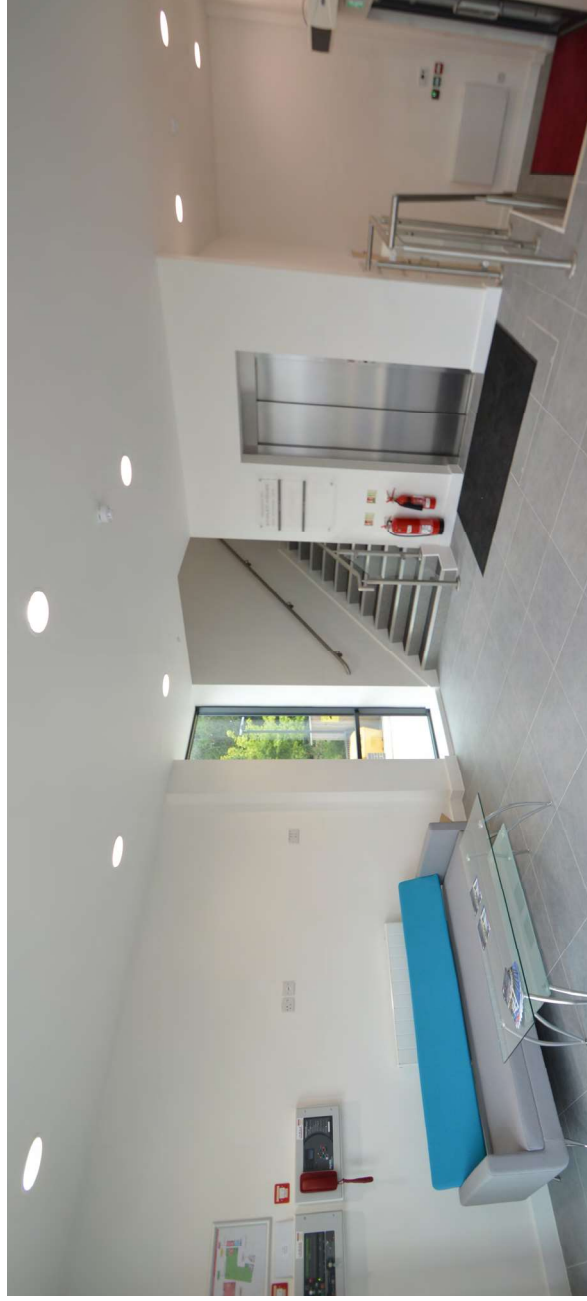
**STIRLEY** AMPRESS LANE, AMPRESS PARK,  
**HOUSE** LYMINGTON, HAMPSHIRE, SO41 8LW  
LYMINGTON



EXAMPLE OF SUITE IN BUILDING WHICH HAS BEEN FITTED OUT. REMAINING SUITE NOT FITTED OUT YET

- All mains utility connections (no gas required)
- 30 KW PV solar panels
- External breakout areas. Covered and uncovered seating in a landscaped corner is provided for the benefit of the occupying tenants
- 4\* data / comms duct into main plant room via risers onto each floor
- Flexible floor plates with sub-division options
- Heating / Cooling VRF Energy Efficient Facility
- Two cores - one at each end of the building, including stairs and energy efficient lifts

 Solar Panels	 Electric Car Charging Point	 Bicycle Storage
 Air Conditioning	 Parking Spaces	 Shower Facilities
 Full Access Raised Floors	 EPC Rating A	 BREEAM® Very Good



## TERMS

The suite is available to let by way of a new full repairing and insuring lease at a commencing rental of **£52,500 per annum** exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

## SERVICE CHARGE

A service charge is payable in respect of the upkeep, management and maintenance of common parts within the building and external repairs. Interested parties are advised to make further enquiries.

## RATEABLE VALUE

To be reassessed.

## LEGAL COSTS

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

## EPC RATING

A - 11.

## TRAVEL BY AIR

Southampton airport is just 22 miles from Stirley House and Bournemouth airport is only 16 miles away by road. Both airports offer flights to many European cities and resorts as well as internal flights to major UK cities.

**Destinations from Bournemouth airport include:** Channel Islands, Cyprus, Dublin, Edinburgh, Glasgow, Iceland, Isle of Man, Italy, Malta, Poland, Portugal, Spain, Switzerland.

**Destinations from Southampton airport include:** Aberdeen, Amsterdam, Belfast, Cork, France, Germany, Glasgow, Italy, Lapland, Manchester, Majorca, Spain, Switzerland.

## TRAVEL BY RAIL

Train journey times from Brockenhurst:

- Southampton: 15 mins
- Southampton Airport: 22 mins
- Bournemouth: 22 mins
- Poole: 31 mins
- Winchester: 32 mins
- Basingstoke: 49 mins
- Portsmouth: 70 mins
- London: 90 mins

Train journey times are taken from National Rail Enquiries and are entirely dependant on travel times and engineering works.

## TRAVEL BY ROAD

Distance from Stirley House to:

- Lymington Town Centre: 1.5 miles
- Brockenhurst: 4 miles
- Bournemouth Airport: 16 miles
- Southampton: 18 miles
- Southampton Airport: 22 miles
- Bournemouth: 22 miles
- Poole: 28 miles
- Winchester: 30 miles
- Basingstoke: 50 miles
- Portsmouth: 41 miles
- London: 96 miles

Drive times are taken from the AA Route Planner.

## VIEWINGS

Strictly by prior appointment through the agents, through whom all negotiations must be conducted.



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**AMPRESS LANE, AMPRESS PARK,  
LYMINGTON, HAMPSHIRE, SO41 8LW**



We've been delighted to move into Stirley House this January. The light and space creates an inspiring work environment for our team and the location is superb. The agent and landlord helped make the move a straightforward one and we're looking forward to growing both our team and our business in our new premises.

**Louise Hill, Chief Operating Officer, goHenry**

## WHY CHOOSE STIRLEY HOUSE?

#### THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

#### REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. **STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE.** Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

**NOT TO SCALE  
ILLUSTRATION ONLY**

