

Industrial

CBRE

Unit 310 Ampress Park

16,833 Sq. Ft. (1,563.83 Sq. M.)

Ampress Lane, Lympington, SO41 8JX



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Description

The unit comprises an end of terrace industrial/ warehouse unit of steel portal frame construction with steel clad elevations and roof. The warehouse provides a clear height of approximately 6.2m and an electric loading door measuring 5m x 5m. The warehouse also benefits from LED strip lighting and gas heaters.

At the front of the property is a double height reception entrance leading into two storey office and welfare accommodation which provides a series of partition offices and meeting rooms.

Key Features

- End of terrace
- 6.2m clear internal height
- Fitted Offices
- 3 phase power supply

Location

Unit 310 forms part of the Ampress Park Industrial Estate lying just north of Lymington on the A337 Southampton Road. The estate is well established with a number of major occupiers including Toolstation, Travis Perkins, Howdens and Elliots. The estate lies roughly equidistant between the major commercial hubs of Bournemouth and Southampton.

Lymington Town Centre - 1.4 miles

Lymington Town Train Station – 1.5 miles

A31/ M27 Motorway – 11.3 miles

Southampton Docks – 14.7 miles

Bournemouth Town Centre – 18.2 miles



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Accommodation

We have measured the property on a Gross Internal Area (GIA) basis:

Area	Sq Ft	Sq M
Ground	14,365	1,334.55
Offices	2,468	229.28
Total	16,833	1,563.83

Terms

Available to let by way of a new Full Repairing and Insuring (FRI) lease at an initial rent of £143,000 per annum exclusive of VAT, Business Rates and all other outgoings.

Business Rates

We understand the property has a Rateable Value of £101,000. Occupiers should rely on their own enquiries with regards to the level of Business Rates payable.

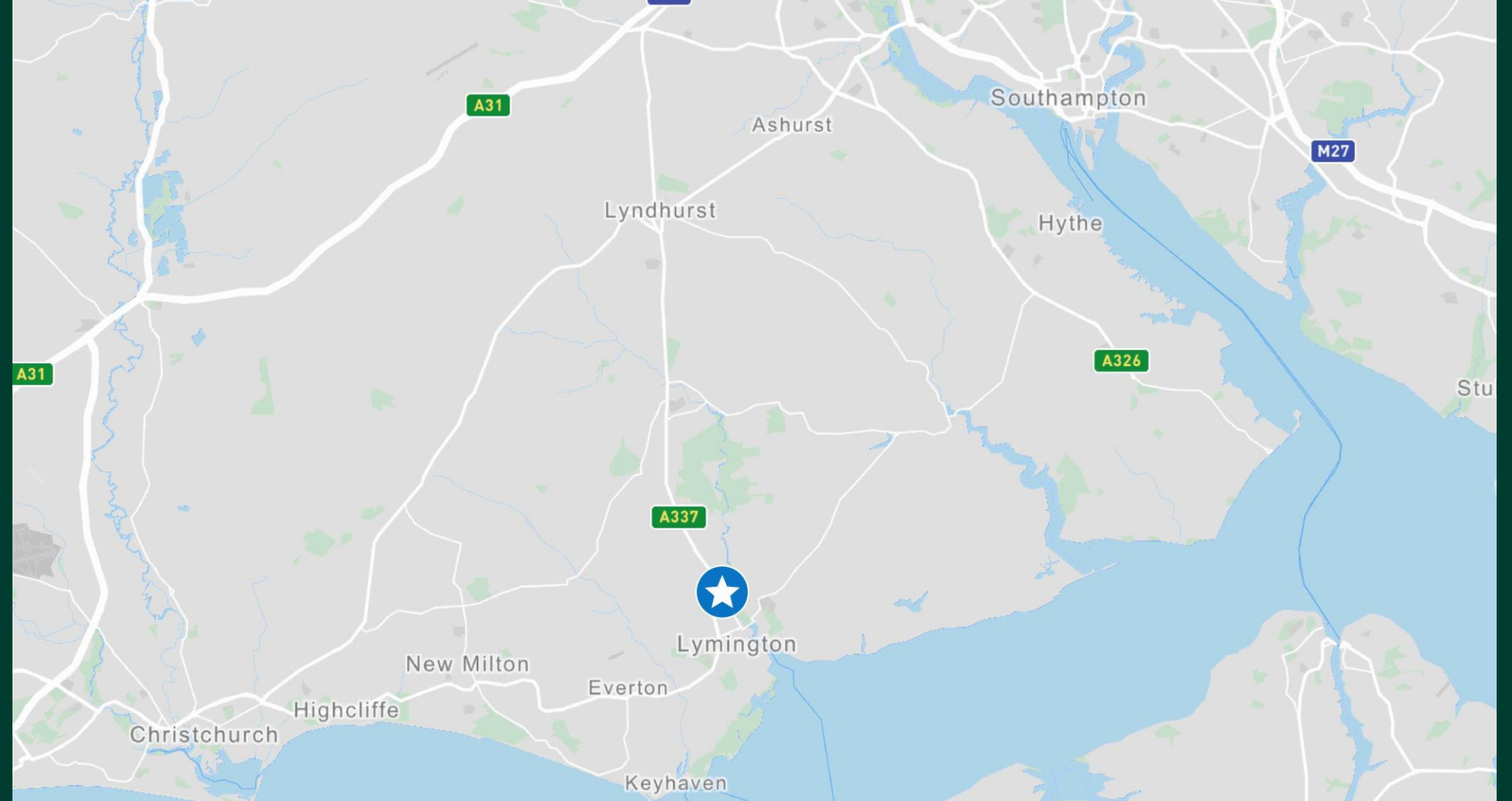
EPC

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A full copy of the certificate is available upon request



Unit 310 Ampress Park, Ampress Lane, Lymington, SO41 8JX



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