



Pylewell Mill, Pylewell Park, East End, Lymington, SO41 5AB

Fowler Fortescue  
RURAL ASSET MANAGEMENT





NB: ARTIST'S IMPRESSION





## EXCLUSIVE NEW COMMERCIAL DEVELOPMENT

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Pylewell Park Estate is pleased to present an exciting new commercial development at the Grade II listed Pylewell Mill near Lymington, Hampshire.

The Mill is nestled amongst the 1,500 acres belonging to the Estate which has been in the Roper-Curzon family for over 140 years, boasting an enviable location between the New Forest National Park and The Solent.

The new development offers up to nine various sized units ranging from 568sq ft to 1,715sq ft (53 sqm to 159 sqm.)

This unique opportunity allows businesses to benefit from the infrastructure of newly renovated modern office space with dedicated superfast broadband, whilst enjoying wonderful work based rural environment amongst heritage parkland.

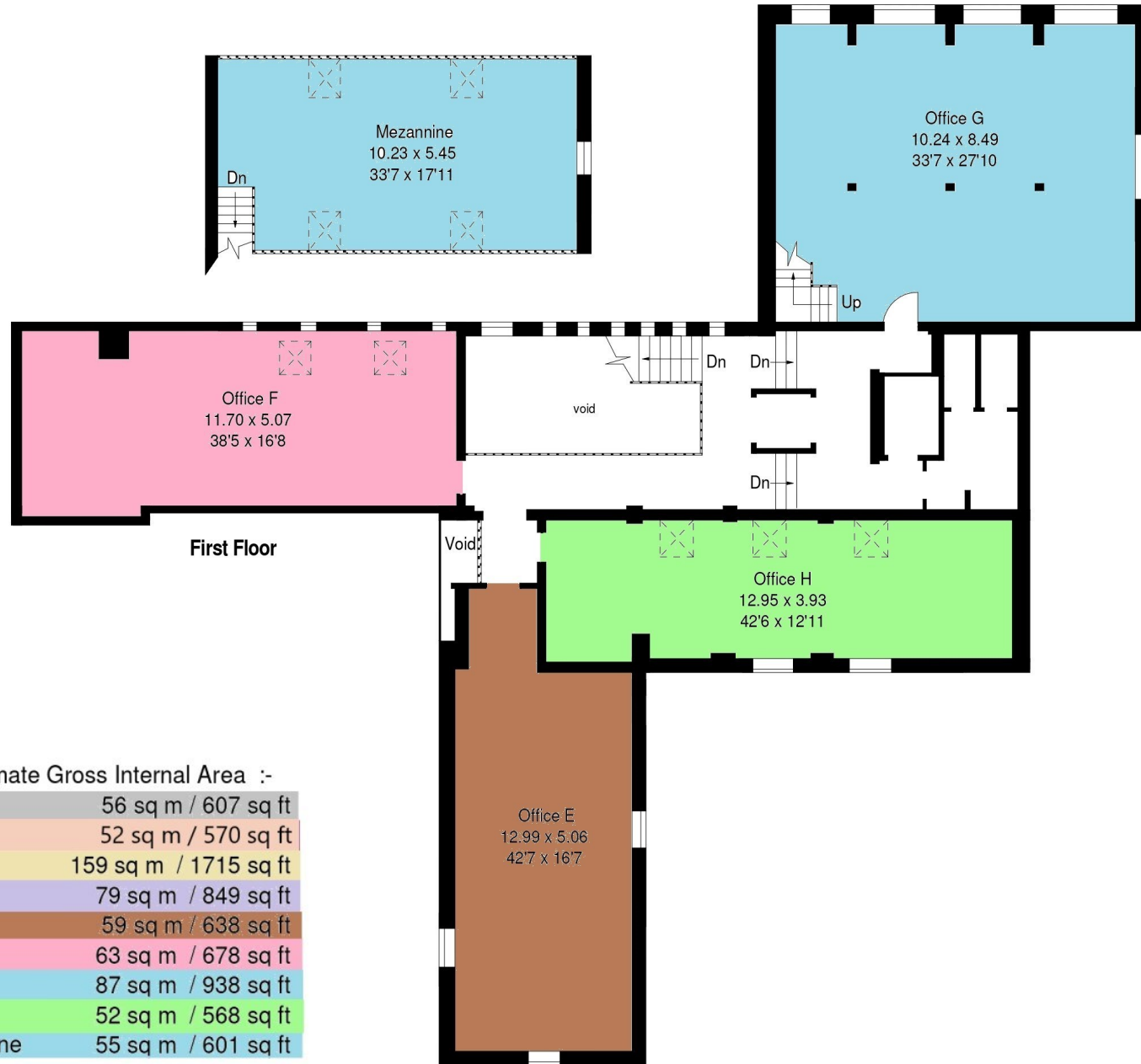
Pylewell Park is the perfect venue for corporate hospitality offerings and events and is just short distance from The Mill. The House, Penthouse and Pavilion provides flexible space for conferences, meetings, team building events, product launches and festive parties.

Works are due to commence Spring / Summer 2024 with provisional completion due approx. Autumn 2024.

# GROUND FLOOR



# FIRST FLOOR



## Approximate Gross Internal Area :-

Office A	56 sq m / 607 sq ft
Office B	52 sq m / 570 sq ft
Office C	159 sq m / 1715 sq ft
Office D	79 sq m / 849 sq ft
Office E	59 sq m / 638 sq ft
Office F	63 sq m / 678 sq ft
Office G	87 sq m / 938 sq ft
Office H	52 sq m / 568 sq ft
Mezzanine	55 sq m / 601 sq ft

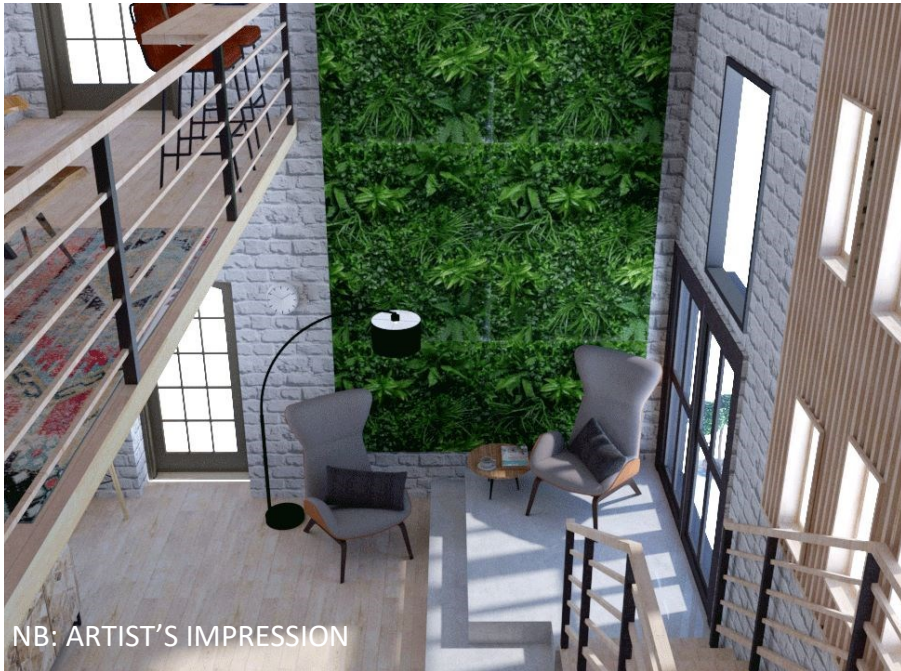
## HISTORY OF THE MILL

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Situated in the heart of the working part of the estate, The Mill dates from the 18th century. Originally a corn mill and later a saw mill, it has been used for churning cream and separating milk for the estate dairy and nearby butter house which still exists to this day, along with a number of other heritage properties such as The Forge and Walled Garden.

In the 19th Century, enlargement took place, with the construction of the timber mill and associated works. The drive mechanisms were probably changed and updated at this time, with a Poncelet undershot wheel and associated power take-off being installed. This wheel, although in very poor condition is still in existence.





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## AVAILABLE SPACES

Unit	Square Foot	Square Metre	Rent (pa)
Office A / Unit 1	607	56	£12,140 + VAT
Office B / Unit 2	570	53	£11,400 + VAT
Office C / Unit 3	1,715	159	£34,300 + VAT
Office D / Unit 4	849	79	£16,980 + VAT
Office E / Unit 5	638	59	£12,760 + VAT
Office F / Unit 6	678	63	£13,560 + VAT
Office G / Unit 7	938	87	£18,760 + VAT
Mezzanine (Office G)	601	56	£ 9,015 + VAT
Office H / Unit 8	568	53	£11,360 + VAT

## BUSINESS RATES

It is the responsibility of the tenant to make their own enquiries as to the rateable value of the units and the potential reliefs available. Depending on the circumstances of the prospective tenant, Small Business Rate Relief may apply .

# LANDSCAPING

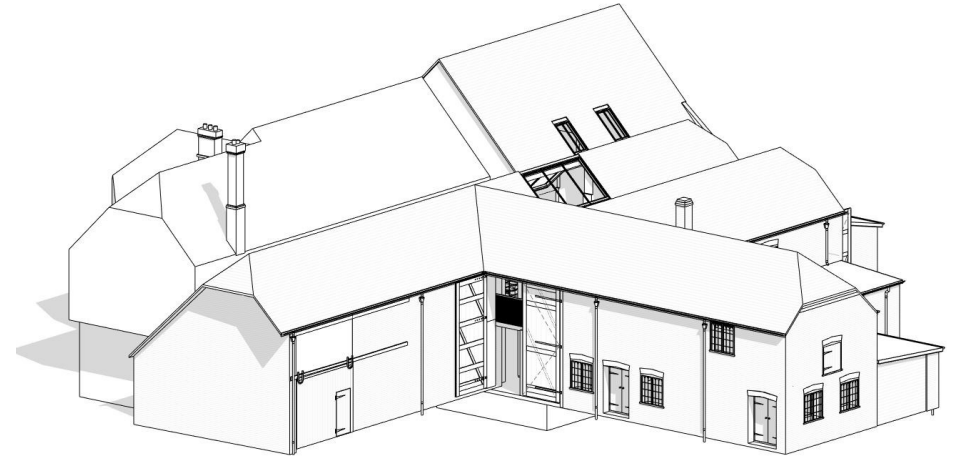




## AMENITIES

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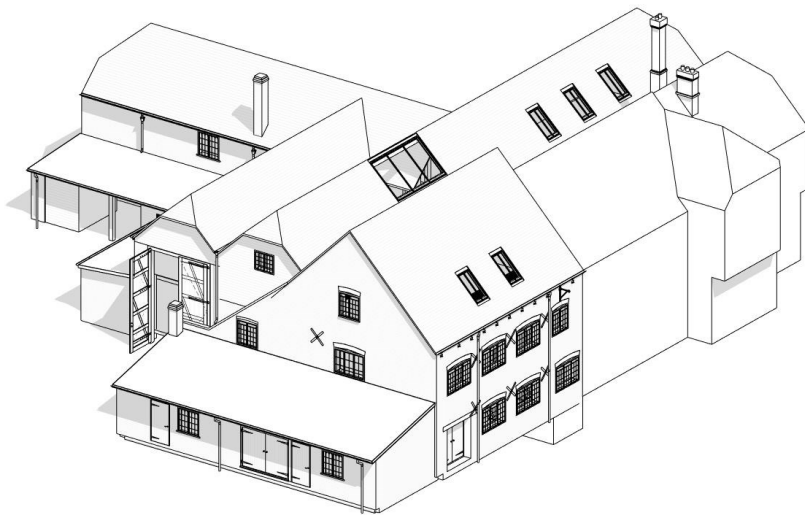
- Bicycle Storage
- Subject to demand, we propose to retain Unit B as a dedicated Boardroom which will be available to hire to both tenants of The Mill and externally.
- Provision of internet and VOIP phone packages through Green-Co.uk. Broadband speeds up to 900Mb upload and 900Mb download (tenant's responsibility to arrange and agree contract).
- Extensive on-site parking
- EPC Rating TBC
- Independent electricity and heating for each unit
- Six WCs (two accessible) and one shower
- Ability to access the Solent Path for lunchtime walks



## SERVICE CHARGE

(each tenant to pay a monthly contribution based on the size of their unit)

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To include, but not exhaustive:

- Boiler servicing
- Refuse and recycling collection
- Fire alarm servicing
- Landscape and car parking maintenance
- Cleaning of communal areas plus provision of consumables
- Electricity and heating of communal areas
- Management fee
- Sewerage emptying and servicing of the treatment plant

## LOCATION

**CAR:** From Lymington proceed east over the river and turn right, passing the ferry terminal to the Isle of Wight, through Walhampton and South Baddesley and continue to East End Green. At the junction with East End Green turn right onto Sowley Lane and take the first turning right into the Pylewell Estate where The Mill will be found after about half a mile on the right hand side.

**TRAIN:** The Mill is located less than a five minute drive away from Lymington Pier train station which is connected to Brockenhurst, a London mainline station connecting the Capital to the South coast in around 1 hour 30 mins.

**FERRY:** The Isle of Wight ferry terminal is less than five minutes drive from The Mill providing regular connection to the Island.

**AIRPLANE:** The Mill is conveniently located to benefit from Southampton Airport and Bournemouth Airport both under an hours drive.

**W3W:** [///driftwood.brand.salary](https://www.driftwood.brand.salary)



## ENQUIRIES

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Viewings strictly through appointment only by contacting:

Emma Hughes:

e. [eh@fowlerfortescue.co.uk](mailto:eh@fowlerfortescue.co.uk)

t. 01747 359906

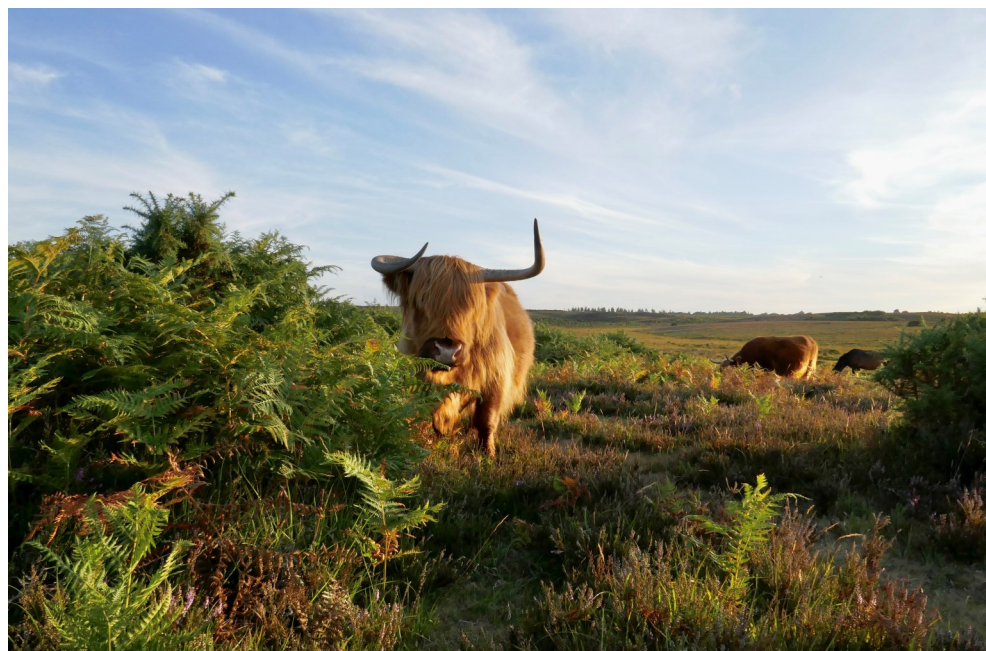
m. 07510 374093

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**Disclaimer:** These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending tenants must rely on their own inspection of the property.





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