



**UNIT A HORATIO COURT, HANNAH WAY, LYMINGTON,  
SO41 8JD**

**INDUSTRIAL / WAREHOUSE TO LET**  
**2,483 SQ FT (230.68 SQ M)**





# Summary

## Modern Industrial Unit To Let

**Available Size** 2,483 sq ft

**Rent** £24,000 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.

**Rateable Value** £18,250  
(from 01/04/23)

**EPC Rating** B

- Built in 2020
- 5.65m internal eaves height
- 5 allocated parking spaces



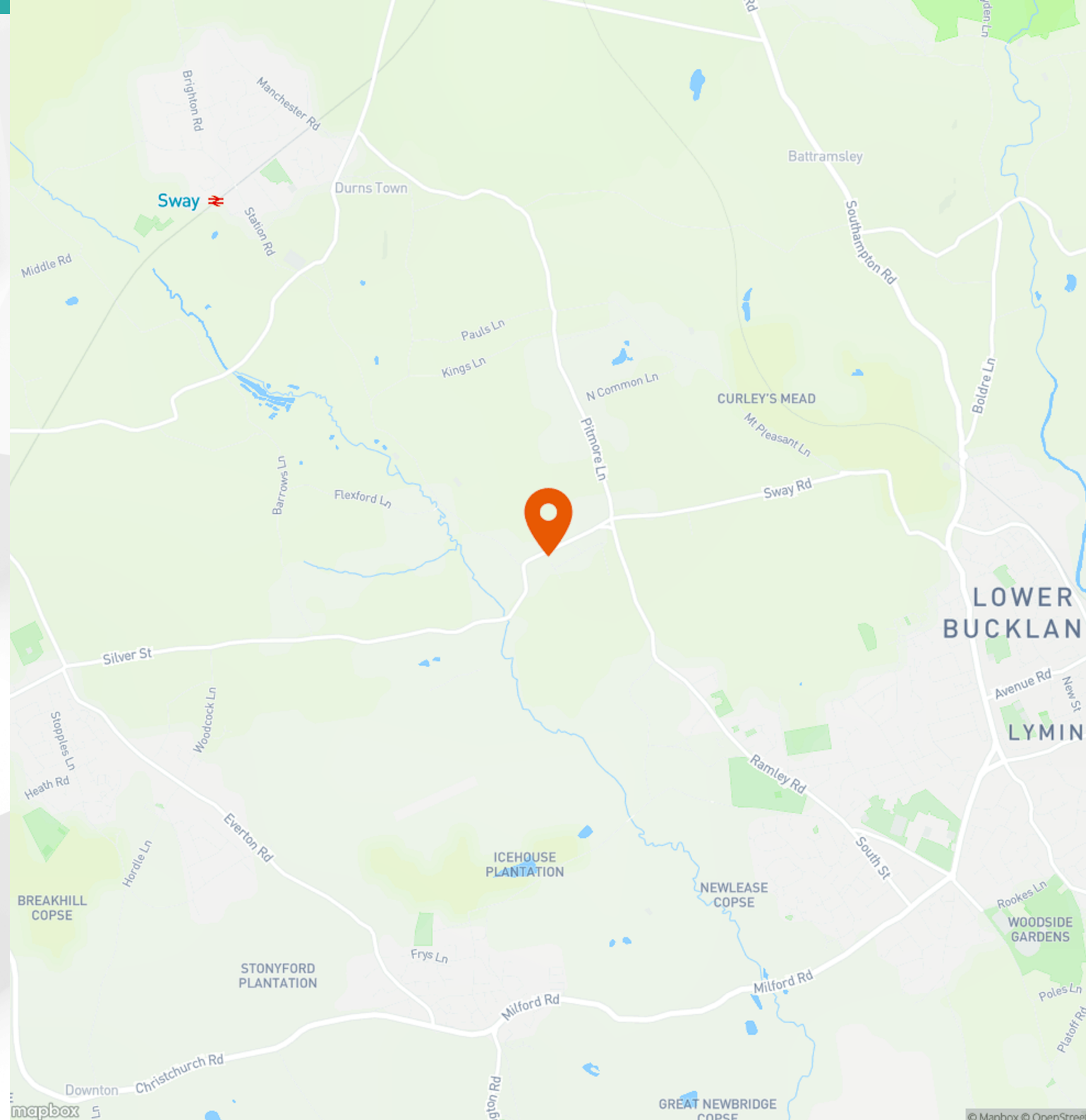
# Location



**Unit A Horatio Court Hannah Way, Gordleton Industrial Estate, Lymington, SO41 8JD**

Gordleton Industrial Estate is accessed from Sway Road and is located approximately 2.5 miles distant from Lymington Town Centre.

It is approximately 2 miles distant from the B3055 which provides connections to the wider road network.









# Further Details

## Description

Unit A is an end of terrace industrial unit which was built in 2020 in accordance with the following brief specification:

- Brick outer, blockwork inner wall construction with steel cladding to the upper elevations on a steel portal frame
- Metal framed windows at ground and first floor levels
- Steel clad insulated pitched roof incorporating daylight panels
- Electric loading door measuring approx. 3.6m W x 5m H
- 5.65m internal eaves height
- Concrete floor
- Disabled unisex W.C facilities
- Ground floor office with carpets and lighting
- 3 phase electricity and gas
- 5 allocated car parking spaces plus loading area

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,269	210.80	Available
Mezzanine	214	19.88	Available
<b>Total</b>	<b>2,483</b>	<b>230.68</b>	

## Viewings

Strictly by appointment through the sole agent.

## Terms

Available by way of a new full repairing and insuring lease for a negotiable term incorporating periodic upward only, open market rent reviews, subject to a simultaneous surrender of the existing lease. Interested parties are urged to make further enquiries.

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## Legal Costs

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

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Service Charge

There will be a service charge payable in respect of the upkeep, maintenance and management of the common parts of the estate and the structure of the premises. Interested parties are urged to make further enquiries



## Enquiries & Viewings



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