



**Unit 8 Gordleton Industrial Estate, Hannah Way, Pennington, Lymington,
Hampshire. SO41 8JD
£1,500 Monthly**



Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
BH25 6DQ
01425 625 500





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Pennington, Lymington, Hampshire. SO41 8JD**

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RENT DISCOUNTED FOR FIRST 12 MONTHS BY 40% (£720) RENT £1080PCM for first year - Located on the Popular and well managed Gordleton Industrial Park near Lymington, this unit is available from November 2025 onwards, this modern Industrial Premises offers (1,914 sq feet) with Male and Female WC's - with full height roller shutter door. Three phase power, gas heating and four parking bays.



LEGAL FEES INVOLVED

The incoming tenant will be responsible for their own legal fees.

VAT

Please note the rent will be PLUS VAT. £1500pcm (£1800).

VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500. We offer accompanied viewings seven days a week.

TERMS

Rental of £18,000 per annum plus VAT and buildings insurance. Minimum term three years. Rent discounted for first 12 months by 40% (£720) to help new business startup or relocate. Rent for first 12 months will be £1080pcm.

Upwardly rent reviews on a 3-yearly basis capped at 5%.

A three month rent deposit is to be held throughout the duration of the term for any new start up business.

Six months notice period will be required before vacating the premises.

The landlord is also open to selling the unit for offers in the region of £265,000.

EPC

EPC BAND E.

DIRECTIONAL NOTE

From the our offices in New Milton head over the traffic lights towards Ashley on the Ashley Rd, continue on Ashley Lane and then Silver Street, follow this road passing the Mill Hotel and then turn right into Hannah Way in Lymington, Total journey time approximately 12 minutes.

BUSINESS RATES

1 April 2023 to present, £15,250. This is the rateable value for the property. We believe the business rates for this unit is £7,609.75 per annum (2025/26). Your local council uses the rateable value to calculate the business rates bill. Small Business Rates Relief does not apply to this unit but retail rate relief does which we believe is currently set at 40% discount.

TENURE

The resale tenure for this property is freehold

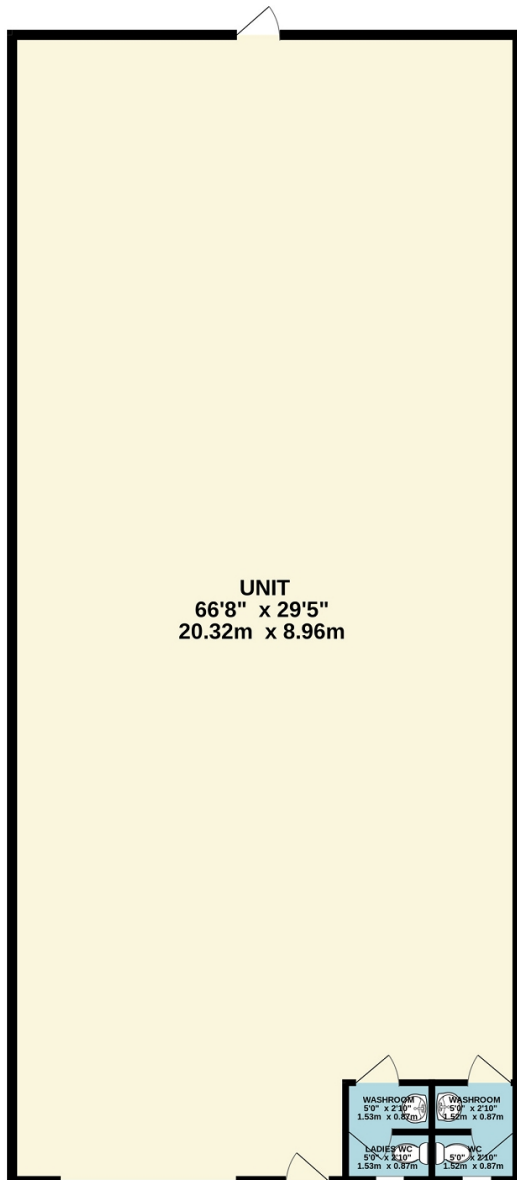
EPC RATING

The EPC rating for this property is C79



GROUND FLOOR
1959 sq.ft. (182.0 sq.m.) approx.

1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



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TOTAL FLOOR AREA : 2343 sq.ft. (217.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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sales@rossnicholas.co.uk

Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.