



Newington Court Emsworth Road  
Lymington

£1,300 PCM

Spacious modern ground floor office space, conveniently located closed to public parking and close to Lymington town centre. EPC 48B Holding Fee 1 weeks rent Security Deposit 5 weeks rent



- Well Presented Spacious Office • Close To Public Car Park • Ground Floor • Spacious • With Separate Meeting Room Office Space

#### Entrance & Reception Area

- Entry Point: The main entrance is marked "IN" at the bottom of the plan, providing direct access from the street or building lobby.
- Reception (3.90m x 3.37m / 12'10" x 11'1"):
  - o Positioned immediately upon entry.
  - o Ideal for greeting clients or visitors.
  - o Spacious enough for a reception desk, seating area, and display materials.

#### Separate Office Room

- Office (3.90m x 3.43m / 12'10" x 11'3"):
  - o Located adjacent to the reception.
  - o Suitable for private meetings, executive workspace, or a team leader's office.
  - o Offers privacy while remaining close to the main entrance.

#### Open Office Area

- Office Area (8.20m x 2.60m / 26'11" x 8'6"):
  - o Long and narrow layout, ideal for multiple workstations or collaborative desks.
  - o Can accommodate up to 6–8 desks depending on configuration.
  - o Positioned toward the rear for a quieter working environment.

#### WC

- Conveniently located adjacent to the Office Area.
- Easily accessible to all staff without disrupting workspaces

#### Total Space

- Approximate Gross Internal Area: 51.9 sqm / 558.3 sqft
- Efficiently designed for small to medium-sized teams, client-facing operations, or satellite offices.

The broadband and mobile availability can be checked via the Ofcom's "broadband and mobile coverage checker" on their website.

The property has electric heating, an electricity supply, mains water and mains drainage.

#### ADDITIONAL INFORMATION

Council tax band: Exempt Furnishing Type: Not specified Security Deposit: £1,500 Available From: 31st January 2026





FLOOR PLAN

Ground Floor



Approx Gross Internal Area  
51.9 sqm / 558.3 sqft

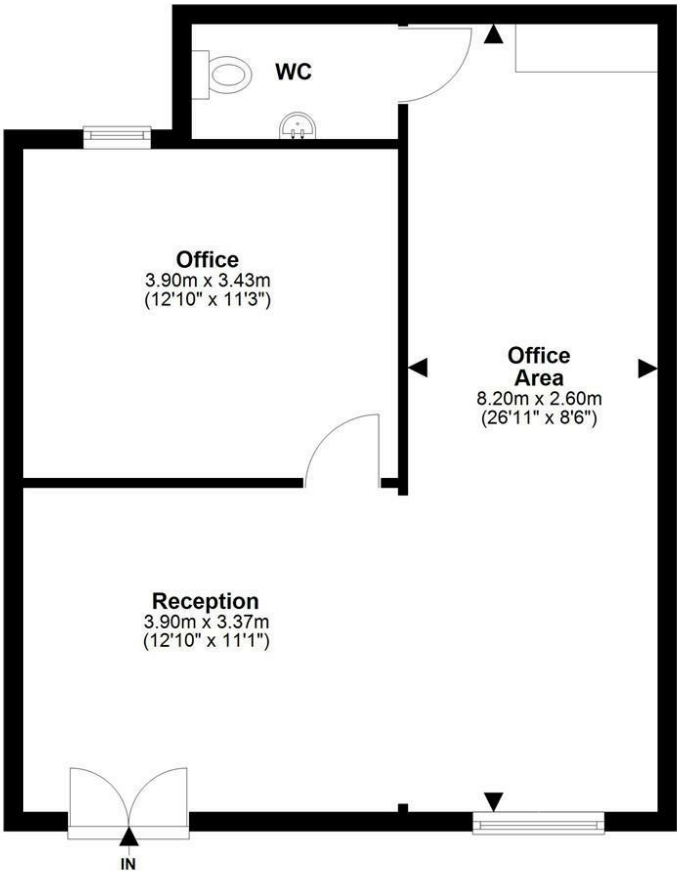


Illustration for identification purposes only; measurements are approximate, not to scale. www.fpusketch.co.uk  
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



# SPENCERS

LETTINGS

## ABOUT US

Spencers' lettings office offers a dedicated, specialist lettings service with every aspect managed in-house, from maintenance to property inspections. The team undergo regular training to keep on top of continually changing legislation and are frequently praised by landlords and tenants for their friendly professionalism, thoroughness and reliability. The office works closely with Spencers' estate agency offices and broadly covers the New Forest area including Lymington and Lyndhurst, Romsey and Totten, Beaulieu, Ringwood, Brockenhurst, Burley and the Christchurch area including Highcliffe and Barton on Sea.



## CONTACT US

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