

FOR SALE 216 SQ M // 2,329 SQ FT

HIGH SPECIFICATION, MODERN, OFFICE ACCOMMODATION



1ST FLOOR, 745 AMPRESS LANE
LYMINGTON, HAMPSHIRE, SO41 8LW



FORECOURT/
ALLOCATED PARKING



PASSENGER
LIFT



CENTRAL
HEATING



EXCELLENT
ROAD CONNECTIVITY



PRICE: £465,000 EXCLUSIVE OF VAT



LYMINGTON

Lymington is an **affluent market town** situated on the southern edge of the New Forest, between Southampton and Bournemouth. Famous for its sailing history, there are **3 marinas and 2 sailing clubs**.

LYMINGTON HIGH STREET

The High Street boasts an **array of national occupiers** in addition to local independent retailers, cafés, pubs and restaurants, making it a popular destination throughout the year.

wetherspoon

M&S FOOD

COSTA

Waitrose

GREGGS

**HOXTON
BAKEHOUSE**

PREZZO

**TESCO
express**

**CAFFÈ
NERO**



DESCRIPTION

This first floor office accommodation is accessed via the communal entrance off Ampress Lane. The entrance area is of a modern style and contains a staircase to the first floor and a lift.

The first floor benefits from its own private entrance, opening onto a reception area and the accommodation is split into two large office areas, a board room, private office, 2 store rooms and a kitchenette.

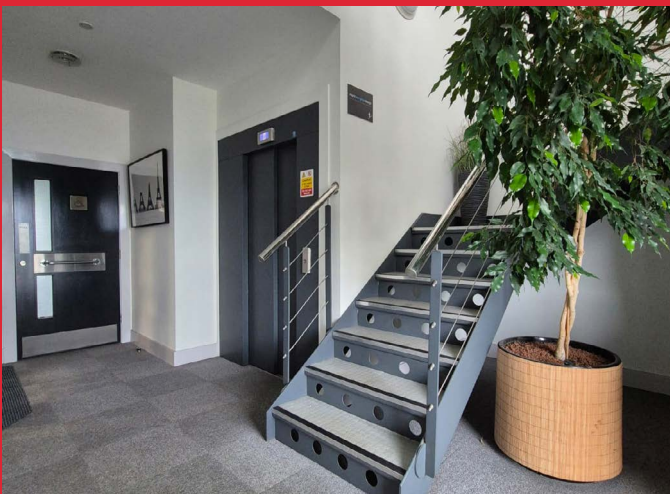
There are also communal WCs on the ground and first floor and a communal kitchenette on the first floor.

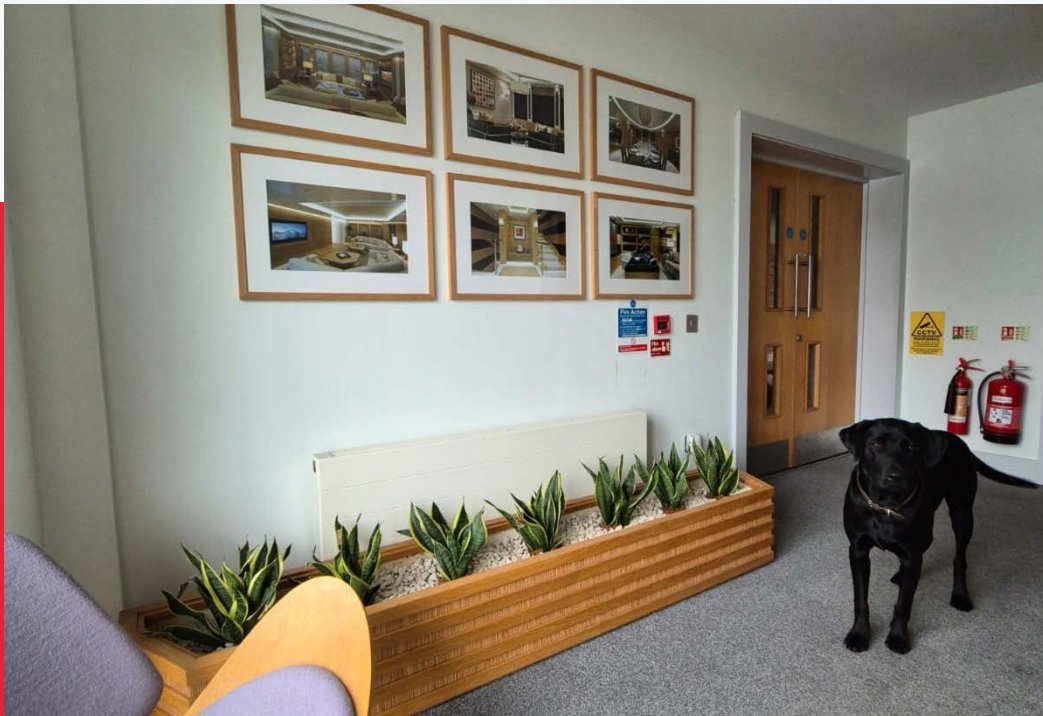
Allocated parking is located to the side of the building.



Specification

- Lift
- Wooden flooring
- Suspended ceiling
- Air condition
- Windows on each elevation
- Central heating
- Modern fitout





ACCOMMODATION

Total net internal area approx. **216 sq m // 2,329 sq ft**
Measured in accordance with the RICS code of measuring practice 6th edition.

TENURE

The accommodation is available by way of a remainder of a 999-year lease from May 2006.

PRICE

£465,000 exclusive of VAT.

EPC RATING

C - 74

RATEABLE VALUE

£34,750 (from 1.04.23)

SERVICE CHARGE

A service charge is payable in respect of the upkeep of the common parts of the building. This is approximately £2,200 plus VAT per quarter.

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.

LEGAL COSTS

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

VIEWINGS

Strictly by prior appointment through the sole agents **Goadsby**, through whom all negotiations must be conducted.



JOSHUA ADAMSON

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IMPORTANT

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once terms have been agreed.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.



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