



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

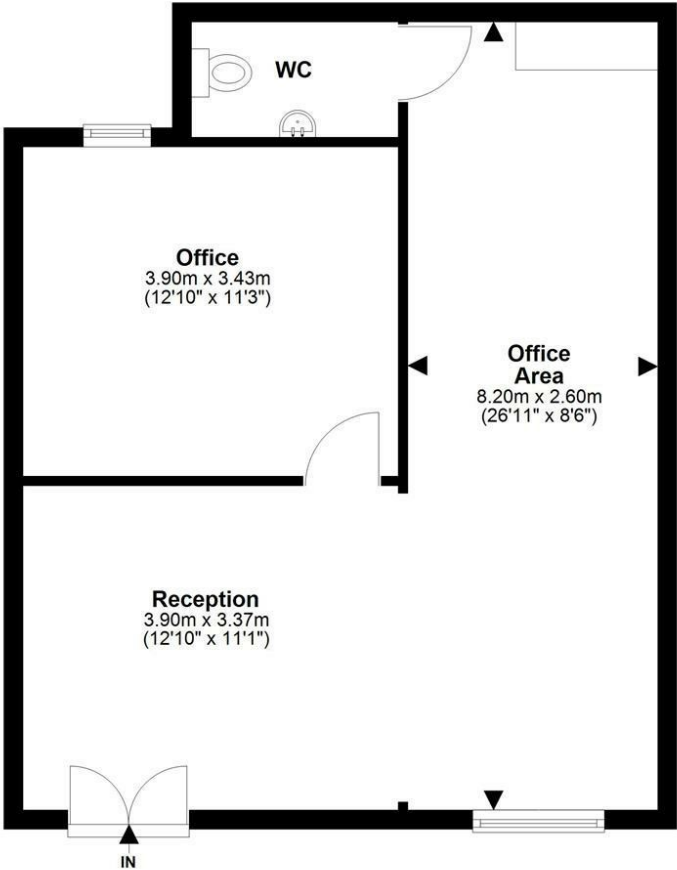
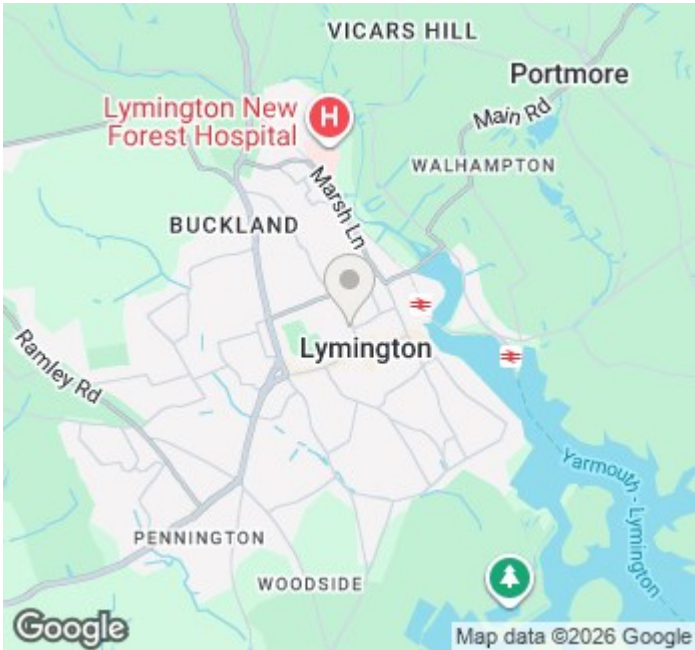


Illustration for identification purposes only; measurements are approximate, not to scale. www.fpusketch.co.uk
Plan produced using PlanUp.



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 2002/91/EC	

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

As the leading independent letting agency in the New Forest and surrounding areas, Spencers offers tenants a friendly, reliable and highly knowledgeable service. With offices across the region, including Lymington, Highcliffe, Brockenhurst, Burley, Ringwood, and Romsey, our local teams are here to help you find the right home and support you throughout your tenancy.

Our lettings teams live and work within the Forest and its nearby towns. This means you benefit from genuine local insight from nearby schools and transport links to community life and coastal or countryside surroundings.

We work closely with our landlords and manage a wide range of homes across the Forest and surrounding towns. We have memberships with Safe Agent, the Property Ombudsmen, and the Tenancy Deposit Scheme (TDS) ensuring your tenancy is handled professionally, transparently and with your best interests in mind.

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