



25A St. Thomas Street  
Lymington

£16,000 Per

A large characterful office space enjoying an impressive semi-circular frontage stretching from St Thomas Street into Queen Street and overlooks the attractive courtyard within Roundhouse Mews, where an allocated parking space is provided. St Thomas Street sits within the historic heart of Lymington, part of the New Forest district, and benefits from a wide range of nearby services and amenities including shops, eateries, health facilities, and leisure venues. Security deposit: £1333



This is an excellent opportunity to acquire the lease of a first- and second-floor office suite within a charming, fully refurbished, historic listed building. The ground floor enjoys abundant natural light through numerous façade windows and features a wealth of exposed ceiling beams. The second floor offers two further interlinked offices, along with two cloakrooms. There is also a storage room on the top floor, complete with an en-suite shower room. Forming part of the acclaimed Roundhouse Mews development, the property occupies a prominent corner position with strong visibility and rear views across the Roundhouse courtyard, where the allocated parking space is located.

The offices are bright and airy, with windows along the semi-circular frontage and at both ends, maximising natural light. An entrance porch leads into the first office, which features a fireplace and exposed beams, and opens into a second area with a large bay window overlooking Roundhouse Courtyard. A doorway leads to a spacious kitchen/staff room fitted with units, a sink, and a separate WC with wash basin.

On the first floor are two additional offices connected by a doorway—one with a beamed ceiling and original fireplace recess, and the other of an irregular shape with painted beams. This floor also includes two cloakrooms, each with a WC and wash basin. Stairs rise to an attic room with its own en-suite shower room.

Lease Terms: To be agreed

Maintenance: £892.57 per quarter (£3,570.28 per annum)

Rent: £16,000 per annum

#### ADDITIONAL INFORMATION

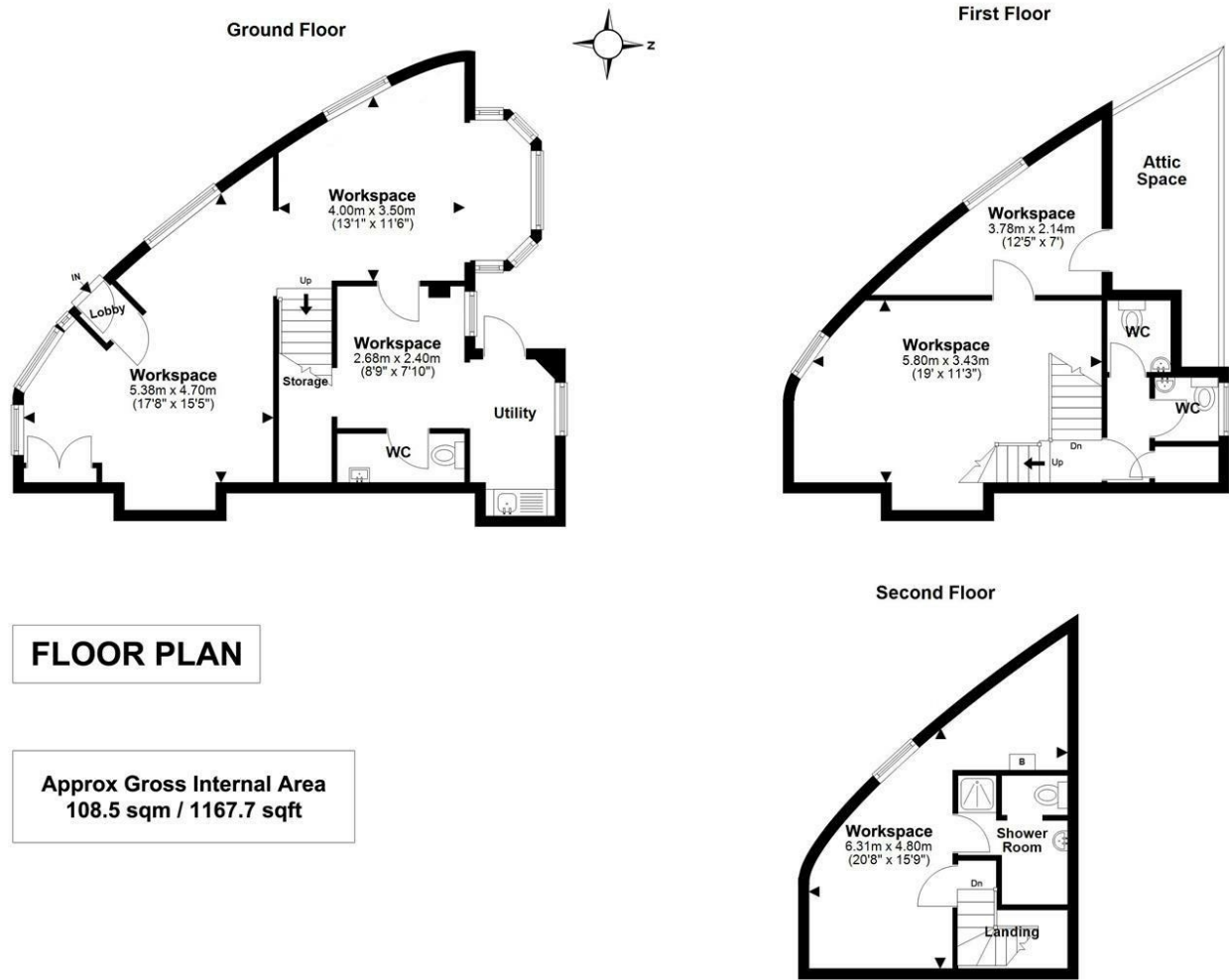
Council Tax Band:

Furnishing Type: Unfurnished

Security Deposit: £1,333

Available From: 9th April 2026





**FLOOR PLAN**

Approx Gross Internal Area  
108.5 sqm / 1167.7 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC



# 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.

Please contact us on the below:

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