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**WARWICK
MARTEL**

www.warwickmartel.com

INDUSTRIAL PROPERTY DETAILS

Warehouse/Industrial /Trade Counter
4,940—14,640 ft² (459 – 1,360 m²)
TO LET



610-615 Ampress Park
Ampress Lane, Lymington
HAMPSHIRE SO41 8JW



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MISREPRESENTAION ACT 1967: Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

FINANCE ACT 1989: Unless otherwise stated all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Date Details Prepared: August 2019

Location

Ampress Park is situated to the north of Lymington Town Centre on the southern edge of the New Forest. Fronting onto the main Southampton Road, (A337) the entrance to the Business Park is off a newly formed roundabout Junction. Ampress Park is the primary Business Park in the New Forest National Park. Notable occupiers of Ampress Park include Travis Perkins; Howdens; Halfords Auto Centre; Screwfix; ToolStation; New Forest Ice Cream; Herb UK; Gill Group; Harken UK; and Lymington New Forest Hospital. There is also a Petrol Station and Co-Op Convenience Store on the roundabout at the entrance to Ampress Park.

Description

610 – 615 Ampress is a Modern High Specification Detached Building on a fenced self-contained site fronting onto Ampress Lane constructed of steel Portal Frame with insulated profile clad panels and a part brick/ part profile clad elevations. The unit has an eaves height of 6.42 m (5.62 m under haunch) and two metal sectional loading doors measuring 4.00 m wide and 4.32 m high. At First Floor Level are Open Plan Offices; Meeting Rooms; Kitchen and Shower Facilities. The Building can be taken as an entirety or split into two units as there is an internal division wall (with interconnecting opening), each side having a loading door and Office/WC facilities. The current Occupier is a World Leader in Technical Sports Sales, Marketing and Distribution who are relocating to Larger Premises.

Description	Total Size m ²	Total Size ft ²
615 Ground Floor	459	4,940
610 Ground Floor Warehouse/Offices/ Anc. (part under FF Offices)	607	6,534
610 First Floor Offices/Meeting Rooms/ Kitchen & Shower Facilities	294	3,166
GRAND TOTAL (GIA)	1,360	14,640

Accommodation

Please note all areas are approximate, interested parties are advised to confirm their own areas prior to entering into a binding commitment.

Planning

We understand that the property has the benefit of Warehouse (B8) and Light Industrial (B1[c]) consent, however interested parties are advised to contact the Planning Department of New Forest District Council. Tel: 023 8028 5000 and the Business Rates Department respectively to confirm use and Rateable Value prior to contractual commitment.

Energy Performance Certificates

The Property has current EPC Ratings of **C 52—Unit 610**; **C 66—Unit 615**(Full EPCs available on request).

Rates

Rateable Value of the entire property: £72,500, . The current Uniform Business Rate from April 2019 is £0.504 in the £1, giving a Rates Payable figure for the 12 months from 1st April 2019 of £36,540.

Terms

The property is available either as a whole or as two separate Units by way of a new FRI lease details on application.

Property File ref.: 1307
Address of Property: 610-615 Ampress—LYMINGTON

Date Details Prepared: August 2019



Rent

Unit 615— £44,500

Unit 610— £87,500

610-615—£130,000

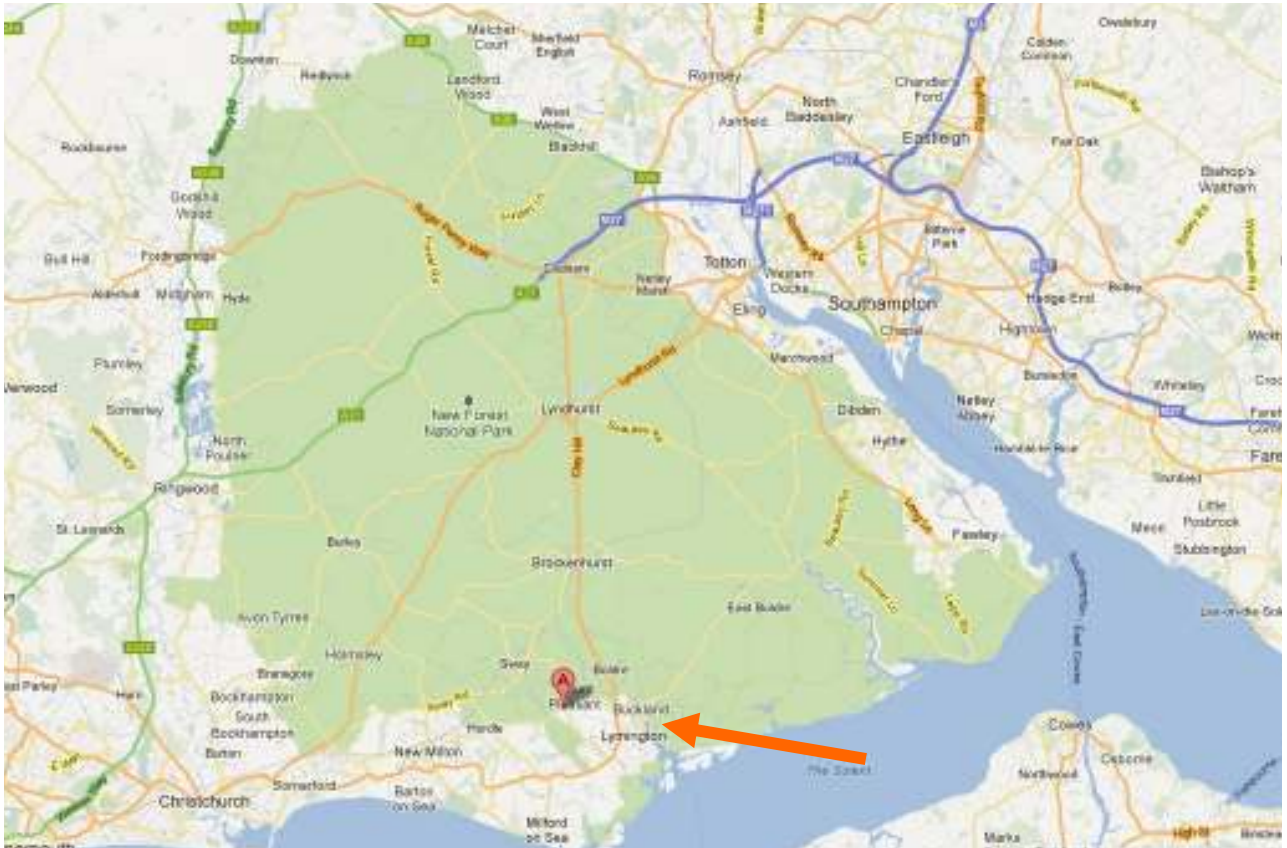
All rents are shown per annum exclusive of Rates; VAT and any applicable Service Charge

Legal Costs

Each party to bear their own legal costs.

Viewing and further information through the Sole Agents:





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