

FOR SALE NEW OFFICES AND STORAGE FACILITY

UNIT 15 LYMINGTON ENTERPRISE CENTRE



Conveniently situated at Ampress Park near to the new Lymington Hospital, the premises occupy part of the newly constructed **Lymington Enterprise Centre**.

Each of the seven first floor offices is fitted out to a high specification including:-

- Offices and Light Industrial Storage for owner-occupier and/or investor
- Shared Kitchenette/Rest room
- Ample parking plus visitor parking
- Broadband Telephone/Internet/Data Trunking
- Suspended ceilings with Cat 2 lighting
- Carpets
- Toilet

Unit 15 comprises a Ground floor storage/light industrial unit of 1100 sq ft, with vehicle access door, which is currently fitted out as self storage units, fully let. The first floor comprises 7 individual offices with onsite kitchen and toilet facilities, fully let. Total rental income for unit 15 is £39,500 per annum.

£500,000 plus VAT

LOCATION

The site forms part of the 35 acre Ampress Business Park which fronts the main A337 Southampton Road. The A337 links with the A35 to the west and to the A31 to the north which in turns connects to the M27/M3 motorway networks.

TENURE

The premises are for sale on a Virtual Freehold (999 Year Lease)

SERVICE CHARGE

Estate premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts within the estate. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

RATEABLE VALUE

To be assessed upon completion.

LEGAL COSTS

The purchaser is to bear the legal costs of the vendors

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.

VIEWING

Strictly by prior appointment through the vendors

All enquiries to

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