

1947

FOR SALE

TWO STOREY BUSINESS PREMISES

2,286 sq ft (212 m²)
Approx Gross Internal Area

**UNIT 15
LYMINGTON ENTERPRISE CENTRE
AMPRESS LANE
LYMINGTON
HANTS
SO41 8LZ**



CHARTERED SURVEYORS COMMERCIAL PROPERTY CONSULTANTS

Heliting House, 35 Richmond Hill, Bournemouth BH2 6HT. Fax: 01202 555408

Location

The unit forms part of the Lymington Enterprise Centre with access from the main A337 Southampton Road. The A337 links with the A35 to the west and to the A31 to the north which in turn connects to the M27/M3 motorway networks.

Description

The property which was constructed in 2006 comprises a mid-terrace industrial/warehouse unit constructed of clad elevations and a steel portal frame incorporating translucent daylight panels. Features include:-

- ❖ Personnel entrance door
- ❖ Four first floor offices
- ❖ Two WC's
- ❖ Kitchenette
- ❖ Sectional up and over loading door
- ❖ CCTV monitoring system
- ❖ High speed fibre optic broadband
- ❖ Internal eaves height approx 10'4 ft
- ❖ 3 allocated on-site car parking spaces and loading



Office – First Floor



Kitchenette – First Floor

Accommodation

Measured on a gross internal basis:-

Ground Floor Factory/Warehouse	1168 sq ft	108 m ²
First Floor Offices	<u>1118 sq ft</u>	<u>104 m²</u>
Total	2286 sq ft	212 m²

Services

We recommend all prospective occupiers should make their own enquiries as to the availability and capacity of the various utility services.

Planning

In accordance with our normal practice we advise all interested parties to make their own enquiries through the Planning Department of New Forest District Council Tel: 023 8028 5000.

Tenure

The property is for sale with vacant possession by way of a 999 year long lease.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Rates

The District Valuer's website provides the following information:-

Rateable Value: £11,000 (1 April 2010)

Draft valuation for 2017 is £12,250

Source: www.voa.gov.uk

Service Charge

The premises are subject to a service charge in respect of the upkeep, management and maintenance of common areas of the estate and the private road. We urge all applicants to make further enquiries as to the service charge outgoings through the agents.

Disclaimer

At no time have the agents undertaken a structural survey or tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or have appropriate statutory consents. Interested parties are advised to obtain verification from their solicitor or surveyor.

Viewing

Strictly by appointment through sole agents:-

Nettleship Sawyer
FAO: Steven Tomkins
e-mail stevet@nettsawyer.co.uk
Tel: 01202 556491

Nettleship Sawyer
FAO: Joe Lee
e-mail joe@nettsawyer.co.uk
Tel: 01202 556491

IDENTIFICATION

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

Property Misdescription Act and Misrepresentation Act: These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. Nettleship Sawyer cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and the prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. No employee of Nettleship Sawyer has any authority to make or give any representations or warranty or enter into any contract whatever in relation to the property. Rents or prices quoted in these particulars may in addition be subject to VAT. Nettleship Sawyer will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Energy Performance Certificate

Commercial property offered for sale or rent requires an Energy Performance Certificate.

The certificate is intended to inform potential buyers or tenants about the energy efficiency and rating of a building.

The full Energy Performance Certificate and recommendations report are available on request.

