



Unit 330 Ampress Park, Ampress Lane, Lymington S041 8JX

FOR SALE

Modern Industrial/Warehouse Unit

**7,725 Sq Ft
(718 Sq M)**

Unit 330 Ampress Park, Ampress Lane, Lymington S041 8JX

DESCRIPTION

330 Ampress Park is a mid-terrace unit with steel clad outer elevations and a steel clad north light roof incorporating daylight panels. There is a personnel door and loading door providing access to the unit. The ground floor warehouse is open plan benefitting from LED lighting and a kitchen/breakout area along with WC's and an office. The first floor is fitted out as office space benefitting from a kitchenette and air conditioning. Externally there is a loading apron and car parking for 6 cars.

- ✓ LED Lighting In Warehouse
- ✓ Electric Roller Shutter Door
- ✓ 3 Phase Electrics
- ✓ Minimum Eaves Height 6m
- ✓ 6 Parking Spaces



LOCATION

Ampress Park is a modern and popular business park in the New Forest. It is situated approximately 1.2 miles to the north of Lymington Town Centre. It is accessed via the A337 which connects Brockenhurst in the north to New Milton and Christchurch in the west. It is 18 miles south of Southampton. Neighbouring occupiers include Elliotts Builders Merchants, Halfords, & Screwfix.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor Warehouse	4,831	449
Ground Floor Offices/Ancillary	1,446	134
First Floor Offices	1,446	134
Total	7,725	718

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

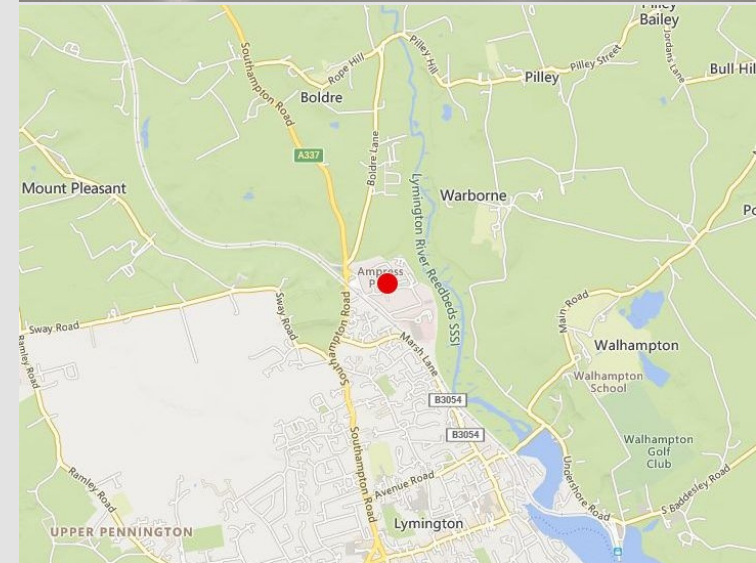
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The property is available on a freehold basis at £1,030,000 with vacant possession.

EPC

The Energy Performance Asset Rating is C (55).



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Regulated by RICS 02-Jun-2025

VIEWING & FURTHER INFORMATION

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