



Unit 4 Ampress Park
RICARDO WAY, LYMINGTON, SO41 8JU



TO LET

**End of Terrace Trade Counter Unit To Let on a New Lease
Prominent Location at Entrance to Popular Business Park
4,113 sq ft (382.11 sq m)**

JOIN EXISTING OCCUPIERS:

Travis Perkins, Halfords Autocentre, Toolstation, Brewers Decorator Centre, Elliotts Builders Merchant

Description

The property comprises an end of terrace Trade Counter unit of steel portal frame construction with a combination of profiled, insulated, metal and timber cladding to the elevations. The mono pitch roof is similarly constructed of profiled, insulated metal cladding incorporating translucent roof lights.

Loading access to the units is via 4.06m wide x 4.82m high electric roller shutter doors, whilst pedestrian access is via a pair of electrically operated automatic sliding doors which are protected out of hours by an electrically operated metal shutter system.

Specification

- Minimum clear height 6.07m
- Maximum clear height of 7.12m
- Three phase electricity
- Double glazed windows
- Electrically operated sliding personnel doors
- Concreted parking and loading area
- 4.06m wide x 4.82m high electric roller shutter doors
- EPC Rating – TBC



Floor Area	Sq Ft	Sq M
Ground Floor	4,113	382.11
Total Floor Area (GIA)	4,113	382.11









Location

Ampress Park is situated just to the north of Lymington town centre on the southern edge of the New Forest, directly south of Lyndhurst. Junction 1 of the M27 motorway at Cadnam is approximately 11 miles to the north. Unit 4 Ampress Park is located at the entrance to the estate with visible frontage onto the A335 Southampton Road. Access to the unit is via Ricardo Way, which joins Wellworthy Road, close to the estate entrance, and opposite the Total / Co-operative petrol filling station which is well used by local residents. Welworthy Road is the main adopted road through the estate leading to the new Lymington New Forest Hospital. Lymington itself is a popular and affluent part of the New Forest.

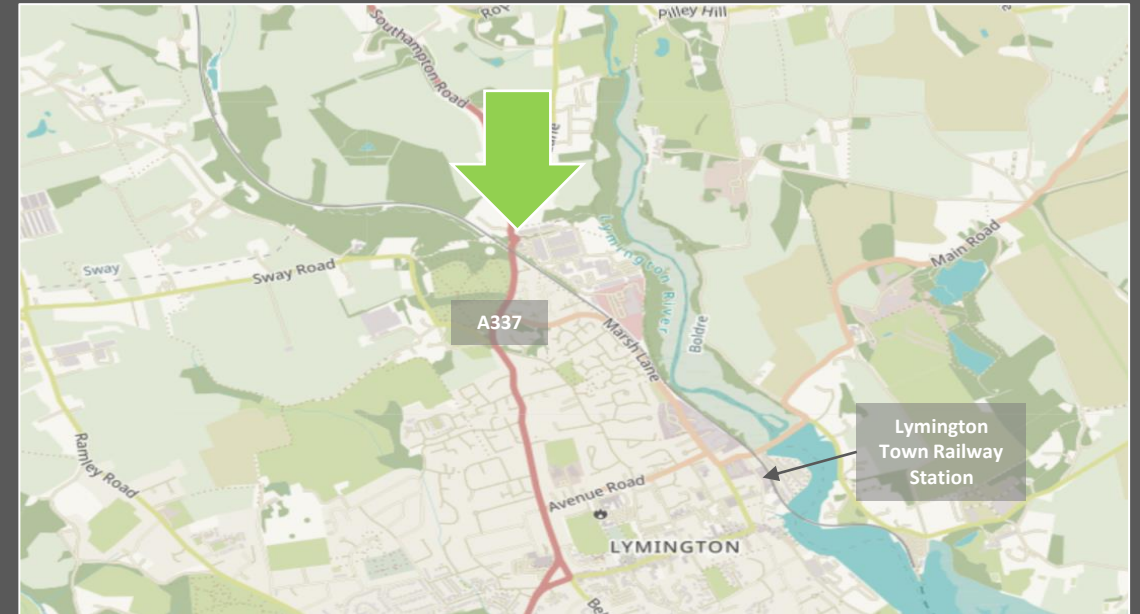
Terms

The unit is available to available on a new FRI lease, length by negotiation. Rent £57,500 pax.

A service charge will be levied to cover the cost of landscaping and maintenance of the common parts of the estate. Further details available upon request.

Business Rates

All enquiries to New Forest District Council (<https://www.gov.uk/correct-your-business-rates>).



Unit 4 Ampress Park, Ricardo Way, Lymington

SAT NAV: SO41 8JU

Destinations

Miles

Lymington Town Railway Station	1.2
Brockenhurst Railway Station	3.5
M27, J1	11.5
M3, J14	20.9
Southampton International Airport	28.5

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

Adrian Whitfield

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