

COMMERCIAL PROPERTY CONSULTANTS & CHARTERED SURVEYORS

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PRESTIGE OFFICES

Fully Fitted and Air Conditioned

1,270 SQ FT (118.0 SQ M)

TO LET



2B Trafalgar Court
Ampress Park
Lymington
SO41 8QE



Library Photograph

ACQUISITIONS BUILDING SURVEYING BUSINESS RATES CONSULTANCY DEVELOPMENT INVESTMENTS LEASE RENEWALS
LETTINGS PROPERTY AUDIT PROPERTY MANAGEMENT RELOCATION RENT REVIEWS SALES VALUATIONS

Location

Trafalgar Court is situated on Ampress Park at the junction of Wellworthy Road, and Ampress Lane, close to the new PPPI Lymington Hospital. Ampress Park, a 35 acre business park on the northern outskirts of Lymington is accessible off the main Southampton Road (A337), 11 miles from Junction 1 of the M27. The entrance to the Park is off a roundabout junction where a petrol filling station and convenience store have been recently built.

The suite is partitioned to provide general office, meeting/boardroom, private office, kitchenette and comms/printer room.

Description

2B Trafalgar Court is a ground floor suite of offices in a two storey building of steel frame construction. The exterior is clad with silver grey micro rib panels incorporating aluminium double glazed windows.

Amenities

- 4 allocated car spaces
- Air conditioning
- Excellent natural daylight
- Open plan for flexible layout
- Gas fired central heating.
- Fully accessed raised floor with carpet tiles
- Suspended ceilings incorporating energy saving lighting
- Entry phone access
- Disabled and separate male and female cloakrooms

Floor Area

Net internal floor area 1,270 sq ft (118.0 sq m)

Measured in accordance with the RICS Code Of Measuring Practice (6th Edition), 2007.

Terms

On application

Legal Costs

The incoming tenant will be responsible for both parties legal costs.



Viewing

Strictly by appointment with the sole agents:-

James Clay

London Clancy

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Misrepresentation Act 1967 – London Clancy for themselves and for the vendors/lessors of this property whose agents they are, give notice that:

- a) These particulars are set out as a general outline only for the guidance of intending purchasers/lessees and do not constitute part of an offer or contract.
- b) All descriptions, dimensions, references to condition and necessary permissions for use and other details are given in good faith and are believed to be correct, but any intending purchaser or lessee should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- c) We have not tested any of the service installations and any purchaser/lessee must satisfy themselves independently as to the state and condition of such items.
- d) No person in the employment of London Clancy has any authority to make or give any representations or warranties whatsoever in relation to this property.
- Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction

IDENTIFICATION

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

REFERENCES

Once a letting has been agreed, the landlord will need to approve the proposed tenant's references as part of the letting process. London Clancy will therefore make a non-refundable reference charge of £50 (including VAT) to be paid by cheque. This does not form part of a contract or constitute a deposit in respect of any transaction. Appropriate references will be required from a bank, solicitor, accountant and two trade referees providing credit facilities.

EPC Rating

