

MODERN OFFICES

Next to new PPPI Lymington Hospital

1,270 SQ FT to 2,540 SQ FT
[118.0 sq m to 236 sq m]

TO LET



Ground Floor
Trafalgar Court
Ampress Park
Lymington
SO41 8QE



Library photograph

- ▶ Entrance direct off Wellworthy Road
- ▶ Prominent position on prestige 35 acre Ampress Park
- ▶ High quality offices
- ▶ Immediate occupation subject to negotiation



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Basingstoke

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Tel: +44 (0)1256 462222

Camberley

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Tuscan Way
Camberley GU15 3YY
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Southampton

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Tel: +44 (0)2380 330442

Winchester

Southgate Chambers
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SO23 9EH
Tel: +44 (0)1962 607080

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**Commercial Property
Consultants**

Chartered Surveyors

TRAFALGAR COURT, AMPRESS PARK, LYMINGTON SO41 8QE

LOCATION

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.

Trafalgar Court is situated on Ampress Park at the junction of Wellworthy Road, and Ampress Lane, close to the PPPI Lymington Hospital.



DESCRIPTION

Trafalgar Court is a two storey building of steel frame construction. The exterior is clad with silver grey micro rib panels incorporating aluminium double glazed windows. Suite 2A is on the ground floor and the adjoining suite, 2B is also available and could form a single open layout of 2,540 sq ft or thereabouts.

AMENITIES

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



Tenant's reception area

FLOOR AREA

Suite 2A	1,270 sq ft (118.0 sq m)
Suite 2B	1,270 sq ft (118.0 sq m)
Total Net internal floor area	2,540 sq ft (236.0 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.

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LONDON CLANCY
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