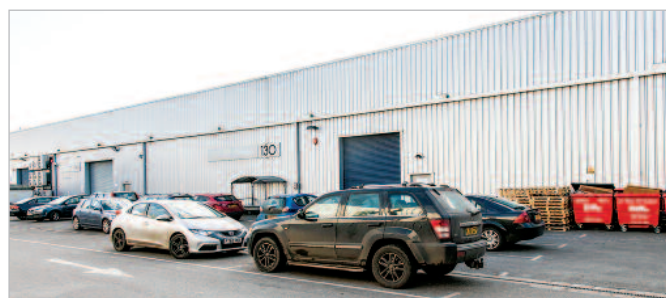
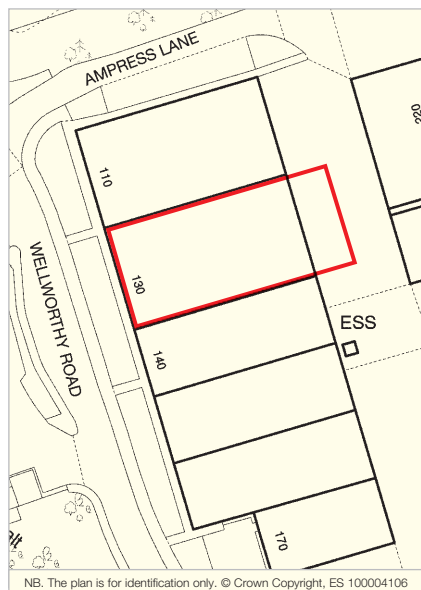
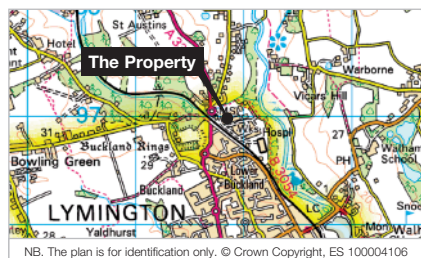


Lymington **Unit 130 Ampress** **Park** **Wellworthy Road** **Hampshire** **SO41 8JY**

- **Modern Industrial Investment**
- Located within the principal industrial park in the New Forest
- Let to RTL Materials Ltd on a lease expiring in 2020
- Unit totals 926.15 sqm (9,969 sq ft)
- Rear parking/loading area
- Current Rent Reserved
£67,290 pa

On the Instructions of



Tenure
 Freehold.

Location

The Georgian market town of Lymington is situated on the southern edge of the New Forest between Southampton and Bournemouth. The town is served by the A337 providing access to the M27 (Junction 1) 11 miles to the north which in turn links to the M3 (at Junction 14).

The property is situated within the established Ampress Business Park, which lies about 1 mile north of the town centre, adjacent to the Lymington New Forest Hospital. More specifically, this mid terrace unit is located near the entrance to the estate on Wellworthy Road, in between the junctions with Ricardo Way and Ampress Lane. There are a number of established industrial/trade park occupiers nearby, including Howdens, Travis Perkins, Brewers, Screwfix and a Total Filling Station incorporating a Co-op Food.

Description

The property is arranged on ground floor only to provide a modern mid terrace industrial unit with rear loading and parking area. Internally, the property benefits from fitted offices, 3 phase power, a WC block, electrically operated loading door and eaves height of 4.85 m approximately. The unit intercommunicates with the adjoining property (Unit 140), not included in the sale.

The property provides the following Gross Internal Area:
Ground Floor 926.15 sq m (9,969 sq ft)

NB. Floor area stated was agreed at the 2015 rent review.

Tenancy

The entire property is at present let to RTL MATERIALS LIMITED for a term of 10 years from 29th September 2010 at a current rent of £67,290 per annum. The lease provided for a rent review on the 5th anniversary of the term and contains full repairing and insuring covenants. The rent increased from £62,063 p.a. at the 2015 rent review. A rent deposit of £35,899.28 is held. An estate service charge is payable to the owner of the estate common parts. This is fully recoverable from the tenant via the service charge provision in the lease.

Tenant Information

Website Address: www.rolatube.com

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

EPC Rating 77 Band D (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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