

# To Let

## Office 2,500 - 13,150 sq ft NIA

Stirley House, Ampress Park, Lymington, Hampshire, SO41 8LW



### Summary

- A modern Grade 'A' office development located on the primary Business Park in the New Forest National Park.
- Type: Office
- Tenure: To Let
- Size: 2,500 - 13,150 sq ft NIA
- Rent: £18.50 per sq ft exclusive

### Highlights

- Prominent development
- Open-plan configuration
- BREEAM Status 'Very Good'
- Impressive entrance
- 50 car parking spaces
- Air Conditioning

## Location

Ampress Park is situated to the north of Lymington Town Centre on the southern edge of the New Forest. Fronting onto the main Southampton Road, (A337) the entrance to the Business Park is off a newly formed roundabout Junction. Developed over the last six years, Ampress Park is the primary Business Park in the New Forest National Park. Notable occupiers of the Business Park include Clarke Willmott, Scorpion Ribs, Travis Perkins and Lymington New Forest Hospital. There is also a petrol station and Co-Op Convenience Store on the roundabout adjacent to the park.

## Description

Stirley House is a modern new detached two storey building.

The property is accessed via a generous reception lobby. The First and Second floor offices are of open plan configuration and benefits from the specification listed below.

## Amenities

New Grade 'A' Office building currently under construction. Exceptional quality property benefitting from the following specification:

- Full VAV Air-Conditioning/Heating System
- 2 x 8 person lifts
- Full Raised Access Floors to Offices
- 4" Data/Comms Duct to main Plant Rooms and via Risers to Office Floors
- Flexible Floor Plates enabling many sub-divisions options
- 50 on site parking spaces
- BREEAM "Very Good" status

## Availability

The accommodation has been measured on a International Property Measurement Standards basis in accordance with the RICS guidance, as follows:-

Floor	sq ft	sq m
Ground Floor	Lobby	Entrance
1st Floor	6,577	611
2nd Floor	6,577	611
<b>Total</b>	<b>13,154</b>	<b>1,222</b>

## Terms

The premises are available as a whole, or on a floor by floor basis by way of a new Full Repairing and Insuring lease(s), for a term to be agreed.

## Viewing

Strictly by appointment by the sole agents JLL and Warwick Martel.

## Energy Performance Rating

This property has been graded as 11(A).

## Rent

£18.50 per sq ft exclusive

## Business Rates

To be assessed

## Service Charge

Available on Request

Available upon application



## Viewing & Further Information

If you are interested and would like more information please get in touch.

### Contacts

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### Joint Agents

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