

FOR SALE
TO LET



FLEXIBLE GRADE A OFFICE BUILDING WITH SECURE PARKING FOR 50 CARS

From **1,470 sq ft** (137 sq m) to **13,150 sq ft** (1,222 sq m)

BREEAM 'Very Good' rating



www.stirleyhouse.co.uk

Ampress Lane Ampress Park Lyminster Hampshire SO41 8LW

Flexible Grade A offices in Lymington

Stirley House offers a **dynamic** and collaborative working environment. A variety of **flexible, open plan** opportunities exist for incoming occupiers.

Description

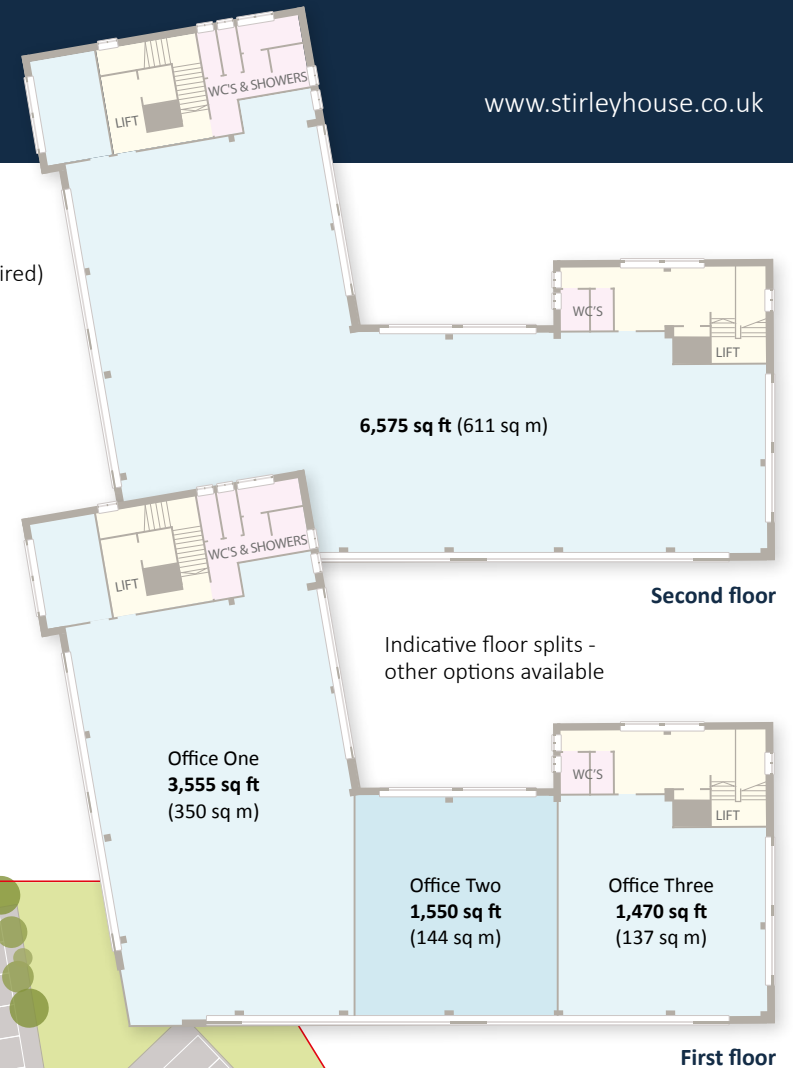
- Stirley House provides exceptional office space with outstanding eco credentials (BREEAM 'Very Good' rating).
- Ideally suited to progressive companies.
- The floor plates are designed for open plan, flexible workspace.
- Fibre Optic Broadband connection speeds can be tailored to the needs of the incoming tenants.
- Shared WC and shower facilities on each floor.
- Landscaped surrounds and direct pedestrian access to Riverside footpath leading to Railway Station and IOW Ferry Terminal.
- One of The Premier Business Parks within the New Forest National Park.





Specification

- All mains utility connections (no gas required)
- 30 KW PV Solar panels
- 50 secure car parking spaces
- External breakout areas. Covered and uncovered seating in a landscaped corner is provided for the benefit of the occupying tenants.
- Bike store - 14 bike spaces
- Shower facilities - DDA compliant
- 4* data / comms duct into main plant room via risers onto each floor
- Flexible floor plates with sub-division options
- Heating / Cooling VRF Energy Efficient Facility
- Two cores - one at each end of the building including stairs and energy efficient lifts





STIRLEY HOUSE
LYMINGTON
www.stirleyhouse.co.uk



■ **Distance** from Stirley House to:

- Lymington Town Centre: 1.5 miles
- Brockenhurst: 4 miles
- Southampton: 18 miles
- Southampton Airport: 22 miles
- Bournemouth Airport: 16 miles
- Bournemouth: 22 miles
- Poole: 28 miles
- Winchester: 30 miles
- Basingstoke: 50 miles
- Portsmouth: 41 miles
- London: 96 miles



■ **Train journey times** from Brockenhurst:

- Southampton Airport: 22 minutes
- Southampton: 15 minutes
- Bournemouth: 22 minutes
- Poole: 31 minutes
- Winchester: 32 minutes
- Basingstoke: 49 minutes
- Portsmouth: 70 minutes
- London: 90 minutes



■ **Airports**

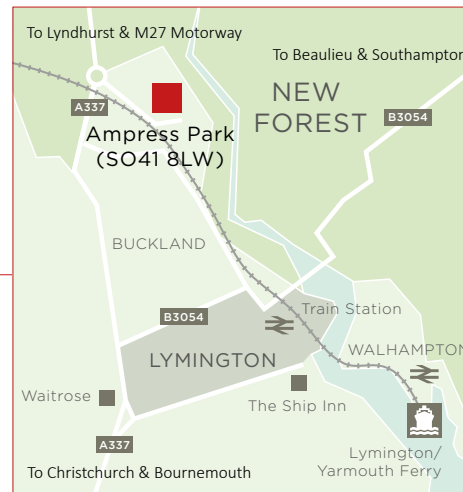
Southampton airport is just 22 miles from Stirley House and Bournemouth airport is only 16 miles away by road. Both airports offer flights to many European cities and resorts as well as internal flights to major UK cities.

■ Destinations from Bournemouth airport include: Channel Islands, Cyprus, Dublin, Edinburgh, Glasgow, Iceland, Isle of Man, Italy, Malta, Poland, Portugal, Spain, Switzerland.

■ Destinations from Southampton airport include: Aberdeen, Amsterdam, Belfast, Cork, France, Germany, Glasgow, Lapland, Manchester, Majorca, Spain, Switzerland. Germany, France, Italy, Spain.



Drive times are taken from the AA Route Planner. Train journey times are taken from National Rail Enquiries and are entirely dependent on travel times and engineering works.



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