

740 Ampress Lane, Lymington, SO41 8LW



£3,250 Per calendar month



9 Old Milton Road  
New Milton  
Hampshire  
BH25 6DQ

[www.rossnicholas.co.uk](http://www.rossnicholas.co.uk)

Tel: 01425 625500  
Fax: 01425 625501  
[sales@rossnicholas](mailto:sales@rossnicholas)

Available from 2nd October 2020 - £39,000 per annum exclusive (£13.50 PSF) - A modern 2,889 sq ft Office comprising shared ground floor reception entrance, first or second floor Open Plan Offices. Smaller Offices and Meeting Spaces. Fully air conditioned and heated. Kitchen, separate disabled male and female cloakrooms. Lift and stair access. Suspended ceilings and floors. Fully cabled with Cat 5e. Modern lighting, generous car park with undercroft parking and cycle store. Please note that the rent is subject to VAT.

### **RATEABLE VALUE**

The VOA have assessed the accommodation on the 2017 Rating list with a Rateable Value of £72,000 but would be re-assessed if divided into single floors. Prospective occupiers should make their own enquiries from New Forest District Council (tel 01590 646119) to clarify the level of rates payable.

### **FLOOR PLANS**

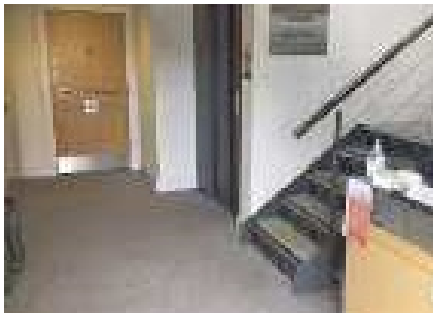
These layout plans are intended as a guide only - DO NOT SCALE. They are provided to give an overall impression of room layout and should not be taken as being scaled drawings.

### **FRONT**

External and undercroft parking, main door with security access to the reception area.

### **RECEPTION AREA**

Reception area cloakroom, lift and stair access to the upper floors.



### **FIRST FLOOR VESTIBULE**

General area with kitchen and cloakroom, double doors to

office suite.

### **FIRST FLOOR KITCHEN**

Kitchen area 3.3 square metres.



### **FIRST FLOOR SUITE**

Open plan main office area measuring 265.13 square metres. Two private offices and server room.

### **SECOND FLOOR VESTIBULE**

Lift and stair vestibule, kitchen and cloakroom, doors to the main office suite.



### **SECOND FLOOR SUITE**

Second floor suite measuring 265.08 square metres. Four separate offices, main open plan office area.

### **CAR PARKING**

Thirty car parking spaces with a disabled parking bay.

### **UNDERCROFT PARKING**

Undercroft parking spaces.

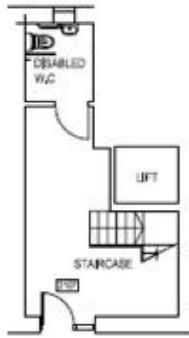
### **VIEWING ARRANGEMENTS**

Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500. We offer accompanied viewings seven days a week.

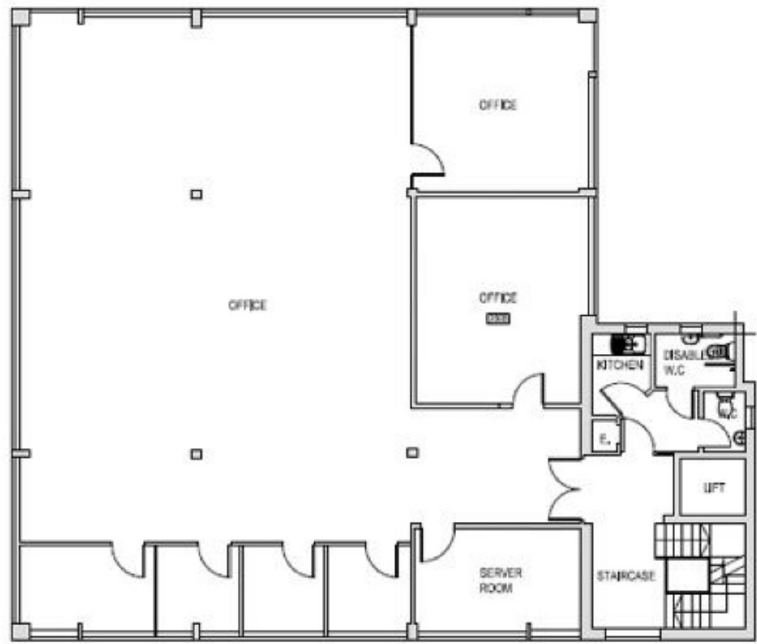
### **PLEASE NOTE**

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

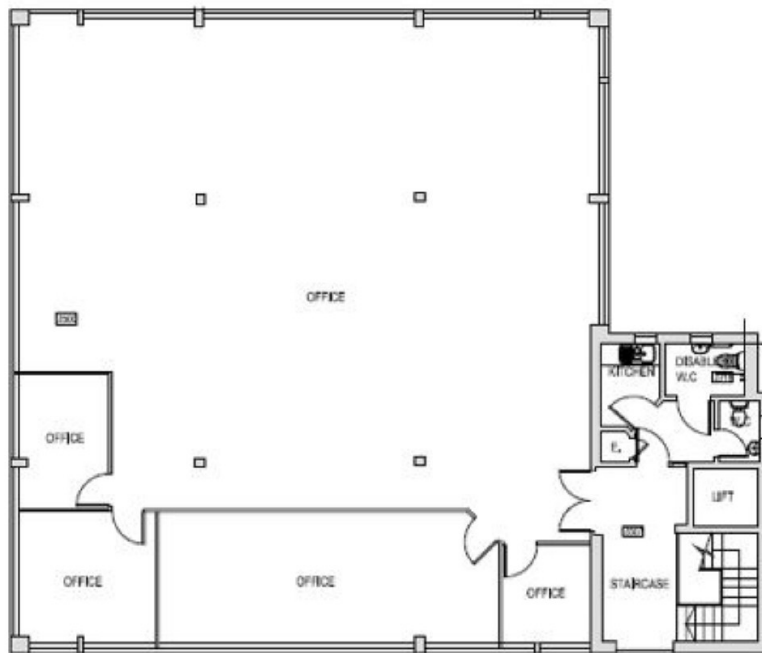




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR