



Saltmarsh Park

67 Gosport Street, Lymington, SO41 9EG

Freehold industrial unit for sale with vacant possession in Lymington

7,709 sq ft

(716.19 sq m)

- Excellent access to the A337
- 11 Parking spaces
- 0.3 miles from Lymington Town Station
- Site area 0.097 ha 0.239 acres
- OIEO £728,500 excl, VAT invited on an unconditional basis

Summary

Available Size	7,709 sq ft
Price	Offers in excess of £728,500
Rateable Value	£44,500
EPC Rating	Upon enquiry

Description

This industrial unit features a single span steel frame with half height brick/blockwork and corrugated metal cladding. Inside, there's a blockwork reception area with a storage mezzanine above, plus a separate freestanding mezzanine for additional storage. The property includes a secure, gated rear yard with six parking spaces and open storage, as well as five marked car spaces to the front.

Location

Saltmarsh Park, Lymington is located in a prominent industrial area on the outskirts of the town. The park is home to a range of businesses, including light industrial, distribution and office occupiers within close proximity. The unit benefits from excellent road access, with the A337 running just 0.5 miles to the west, providing direct connections to the A35 and the wider road network.

Lymington town centre is approximately 0.4 miles to the southwest. Public transport is accessible, with Lymington Town Station, 0.3 miles away, providing direct rail links to the New Forest region.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	5,829	541.53
Mezzanine	1,880	174.66
Total	7,709	716.19

Viewings

There will be designated viewing dates that are arranged through the sole selling agents Hartnell Taylor Cook.

Anti Money Laundering Procedures

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

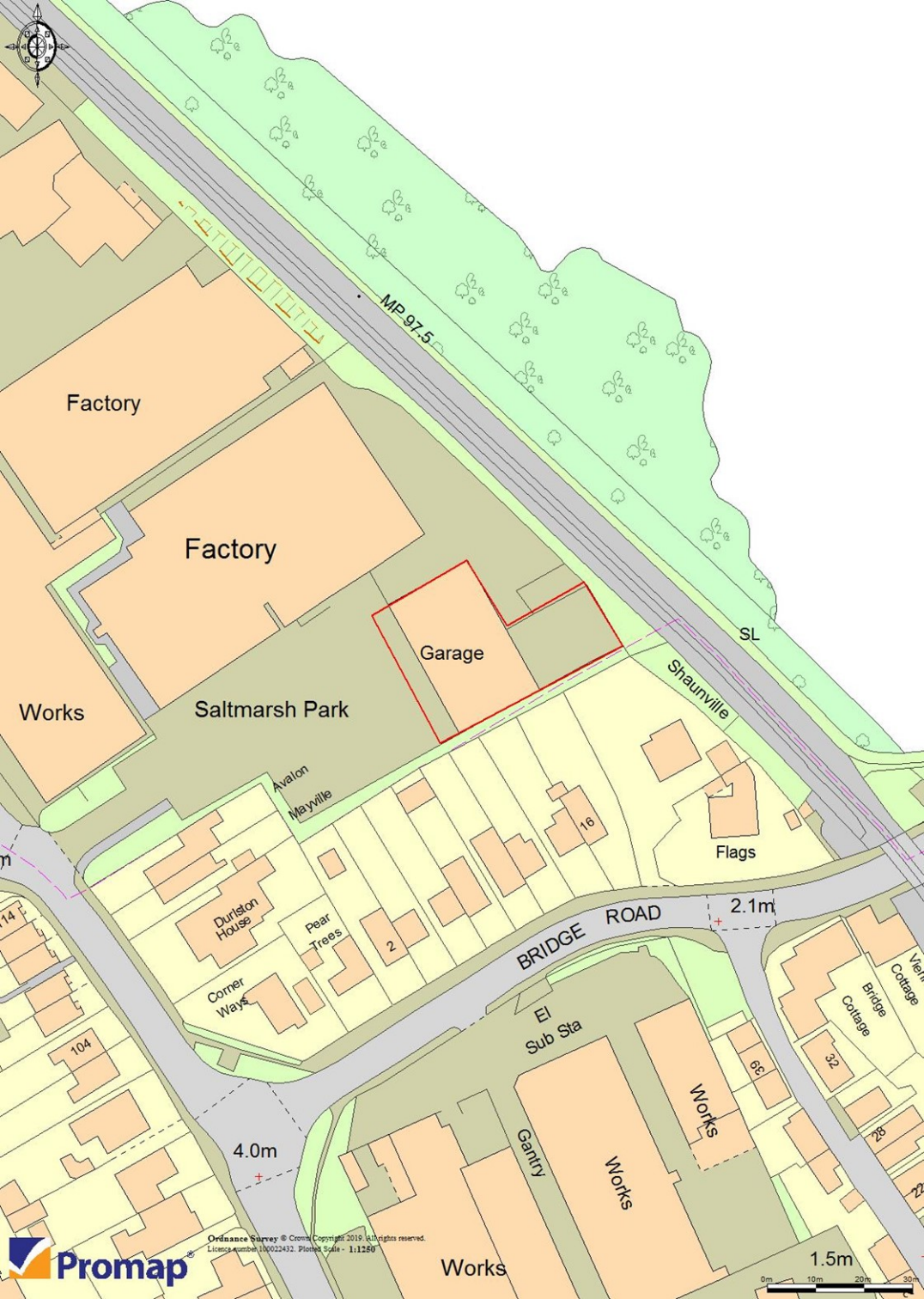


Viewing & Further Information

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Factory

Factory

Works

Saltmarsh Park

Garage

SL

Shaunville

Flags

BRIDGE ROAD

2.1m

4.0m

1.5m

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Works

Gantry

Works

Works

Bridge Cottage

View Cottage

32

28

22

82

16

2

Pear Trees

Durlston House

Corner Ways

Avalon

Mayville

n

14

104

