

TOWN HALL OFFICES, AVENUE ROAD,  
LYMINGTON SO41 9ZG



## FIRST FLOOR OFFICES TO LET



**5,350 sq.ft (497 sq.m) Net Internal Area**

### KEY FEATURES

- Well located
- Secure car park
- Front and rear access
- Kitchen facility
- Passenger lift
- 22 car parking spaces



# TOWN HALL OFFICES, AVENUE ROAD, LYMINGTON SO41 9ZG



## LOCATION

Town Hall Offices are located on the south side of Avenue Road within the main Local Authority building in Lyndhurst.

The town centre is approximately 0.3 miles and easily accessible via the A337. Southampton is approximately 18 miles to the east, and Bournemouth 20 miles to the west. The mainline Lyndhurst Town railway station is within a few minutes walk (0.5 miles).

## SCHEDULE OF AREAS (APPROX)

Description	ft <sup>2</sup>	m <sup>2</sup>
Offices – First Floor	5,350	497
<b>Total Approx. Net Internal Area</b>	<b>5,350</b>	<b>497</b>

*(Measured in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Edition)*

## DESCRIPTION

The subject offices are situated to the rear of the main Town Hall building at first floor level and can either be accessed by the ground floor main entrance or alternatively the secondary entrance situated to the rear of the building. The rear entrance can be upgraded to create its own self-contained access.

The offices are currently a mixture of open plan and cellular space divided by way of demountable partitioning. The space benefits from a suspended ceiling, double glazing and gas fired central heating throughout along with a separate kitchen area.

## SPECIFICATION

- Gas fired central heating
- Kitchen and WC facilities
- Passenger lift
- 22 car parking spaces (1:243 sqft)

## SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## OTHER COSTS

A service charge is payable to cover costs such as maintenance and repair of common parts, and management fees.

Additionally, buildings insurance is also payable.

Information available on request.

## TENURE

The space is available by way of an effective full repairing and insuring lease subject to a service charge.

## RENT

£12.00 per sq.ft exclusive of VAT.

## BUSINESS RATES

To be assessed.

## DISPLAY ENERGY CERTIFICATE

Energy Performance Rating: C-57  
Reference Number: 9900-7949-0126-3360-6030

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

## VIEWING

Strictly by appointment through the sole agents below.

## CONTACTS

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**Subject to Contract**  
**June 2017**

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