



**Fischer Instruments Gordleton Industrial Estate, Hannah Way,  
Pennington, Lymington, Hampshire. SO41 8JD  
£1,500,000**



**Ross Nicholas & Company Limited**  
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## **Fischer Instruments Gordleton Industrial Estate, Hannah Way, Pennington, Lymington, Hampshire. SO41 8JD**

**£1,500,000**

**Situated on a plot of 2.02 of an Acre** this two storey detached business unit providing a mix of offices, laboratories and workshop space with large car park and land for additional development subject to planning. Situated in a prominent position at the entrance to Gordleton Industrial Park. The Park is located just off the Sway Road about 1.5 miles north of Pennington Village centre and 2.5 miles north-west of Lymington. The Estate is within the New Forest area but sits just outside the New Forest National Park.



## ENTRANCE HALL

reception area off to the left hand side and a conference room off to the right hand side.

## TOILET

There is a central area containing male and female toilet facilities.

## KITCHEN

Kitchen area close to toilet facilities.

## GENERAL INFORMATION

The bulk of the remainder of the ground floor comprises light manufacturing/storage space and goods lift at the northern end of the property and a further staircase at the southern end.

## FIRST FLOOR LANDING

The first floor comprises a mix of offices and lab space again with a central toilet/ancillary section.

## DESCRIPTION

The specification includes solid floors, suspended ceilings with integral lighting, gas fired radiator heating system and some air conditioning units to part of the first floor. The windows are double glazed and we understand were replaced in 2011. There is a mix of carpeting and lino flooring.

## OUTSIDE

There is a circular parking area to the front of the building with 14 spaces shown on the plans provided to us. There are further green areas allowing space to expansion and a lorry turning and parking area to the rear of the building. Timber built storage unit to the north of the main building.

## VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

## TERMS

VAT to be confirmed on sale price.

LEGAL COSTS Each party to be responsible for its own legal costs incurred in any transaction.

## RATEABLE VALUE

We have inspected The Valuation Office Agency Online Rating List (2023) due to this years valuation rating not currently available. It states that the workshop and premises has rateable value of £73,000.

## DIRECTIONAL NOTE

From our Office in Old Milton Road cross over at the centre traffic lights into Ashley Road and continue on this road passing through Ashley and Hordle. Continue on at Hordle into Silver Street which leads into Sway Road and Gordleton Industrial Estate is well signposted and will be found on the right.

## EPC RATING

The EPC rating for this property is C79



