

TO LET

Offices/Workshop with Parking

**Laboratory Building
Ashurst Lodge, Lyndhurst
Road, Ashurst, Hampshire,
SO40 7AA**

Key Features

- Heart of the New Forest
- Fibre Optic Broadband
- Fixed Service Charge
- Excellent Onsite Parking
- Possible Small Business Rates Relief (Subject to Eligibility)
- VAT not Payable



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3 West Links, Tollgate, Chandler's Ford, Hampshire, SO53 3TG

Location

Ashurst Lodge is conveniently located in the New Forest along Southampton Road (A35) between Southampton & Lyndhurst with good road links to other surrounding towns and cities including Ringwood, Bournemouth, Poole and Winchester. Ashurst Train Station is just a four-minute drive away, providing direct links to London Waterloo and Southampton. The property is set within 14 acres of enviable landscaped grounds within the heart of the New Forest.

Description

The opportunity provides well presented ground floor office/workshop plus 2 first floor offices. Additional benefits include a ground floor kitchen/break out area as well as ample parking spaces on the site.

There is a fixed service charge to cover the maintenance of external and common areas and utilities. Extra meeting rooms can be made available for use in the main building, by way of separate charge, by appointment only.



What3words: **contrived.feuds.underway**

Accommodation

Floor Areas	Sq Ft	Sq M
Ground Floor Office/Workshop	369	34.28
Ground Floor Kitchen/Break Room	424	39.39
1st Floor Office 1	232	21.55
1st Floor Office 2	268	24.90
Total Net Internal Area	1,293	120.12

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

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Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £17,400 per annum exclusive of rates VAT (if applicable) and all other outgoings.

VAT

We understand that VAT is not payable, however all parties are advised to make their own enquiries into the matter.

Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

Asset Rating

B (41)

Rateable Value

2026/27 Rating -

To Be Assessed

Source www.gov.uk/find-business-rates

Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

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