22 Compass Point

Ensign Way, Hamble, Southampton SO31 4RA

FOR SALE

410.37 sq.m. (4,417 sq. ft.)

HELLIER LANGSTON

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Part investment, part vacant opportunity

Description

The unit is sited in an enviable waterside location overlooking Southampton Water. The property comprises a terraced two storey building, constructed in 2003 with brick elevations, powder-coated aluminium double glazed windows and profile sheet clad and shallow pitched roof.

Internally, the accommodation has been recently refurbished and includes the following specification:-

- WC facilities and a shower
- Perimeter trunking
- LED lighting on PIRs
- Heating & cooling cassettes
- Parking & EV charging
- Gas central heating
- Loading door

There is allocated parking, bike storage plus shared use of 10 spaces within the parking area behind the property on the waterside.

Tenancy

The ground floor premises were let in September 2024 on an effectively Full Repairing & Insuring lease for a term of 6 years at a rent of £28,250 pa for the first three years, increasing to £29,750 p.a. from September 2027 for years 4-6. Two parking spaces are allocated to the ground floor tenant. The first floor offices are currently vacant.

Price

£675,000 for the long leasehold interest which is 999 years from 26th September 2003 subject to the ground floor occupational lease and with vacant possession of the first floor.

Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to GIA as follows:

Accommodation	sq. m.	sq. ft.
Ground Floor (Let)	194.2	2,090
First Floor (Vacant)	217.17	2,327
Total	**410.37**	**4,417**

Rateable Value

Ground Floor - Commercial Unit and premises - £27,250

First Floor - Offices and premises - £44,000

Source: www.tax.service.gov.uk/business-rates-find/search

EPC

Rating B32.

VAT

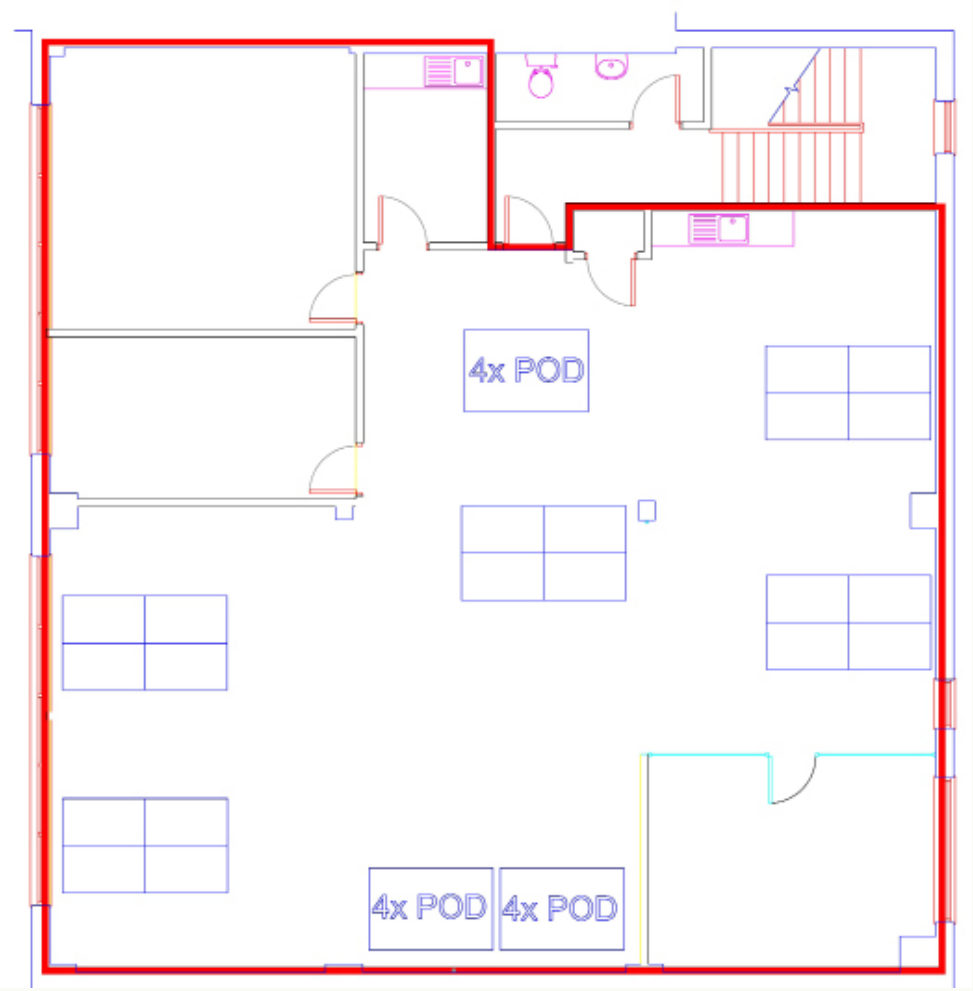
All prices quoted are exclusive of VAT. VAT is payable on rents.

Service Charge

There is a service charge levied covering communal utilities, ground rent, building insurance, fire servicing, maintenance, window cleaning, communal cleaning, bins and consumables. Approximately £2.71 per sq. ft. p.a., subject to annual revision.

AML

In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

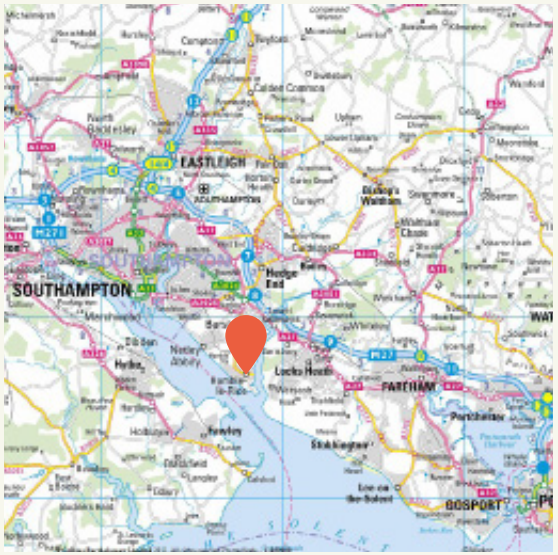


First Floor

Location

22 Compass Point is located within the South Point Business Park, 4 miles from J8, M27 and ½ a mile to Hamble village centre amenities and the waterfront.

Nearby occupiers include NKT Photonics, the RYA and Coopervision who have multiple large industrial premises to the north of the estate.



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Contact us

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Strictly by appointment with sole agents Hellier Langston.