



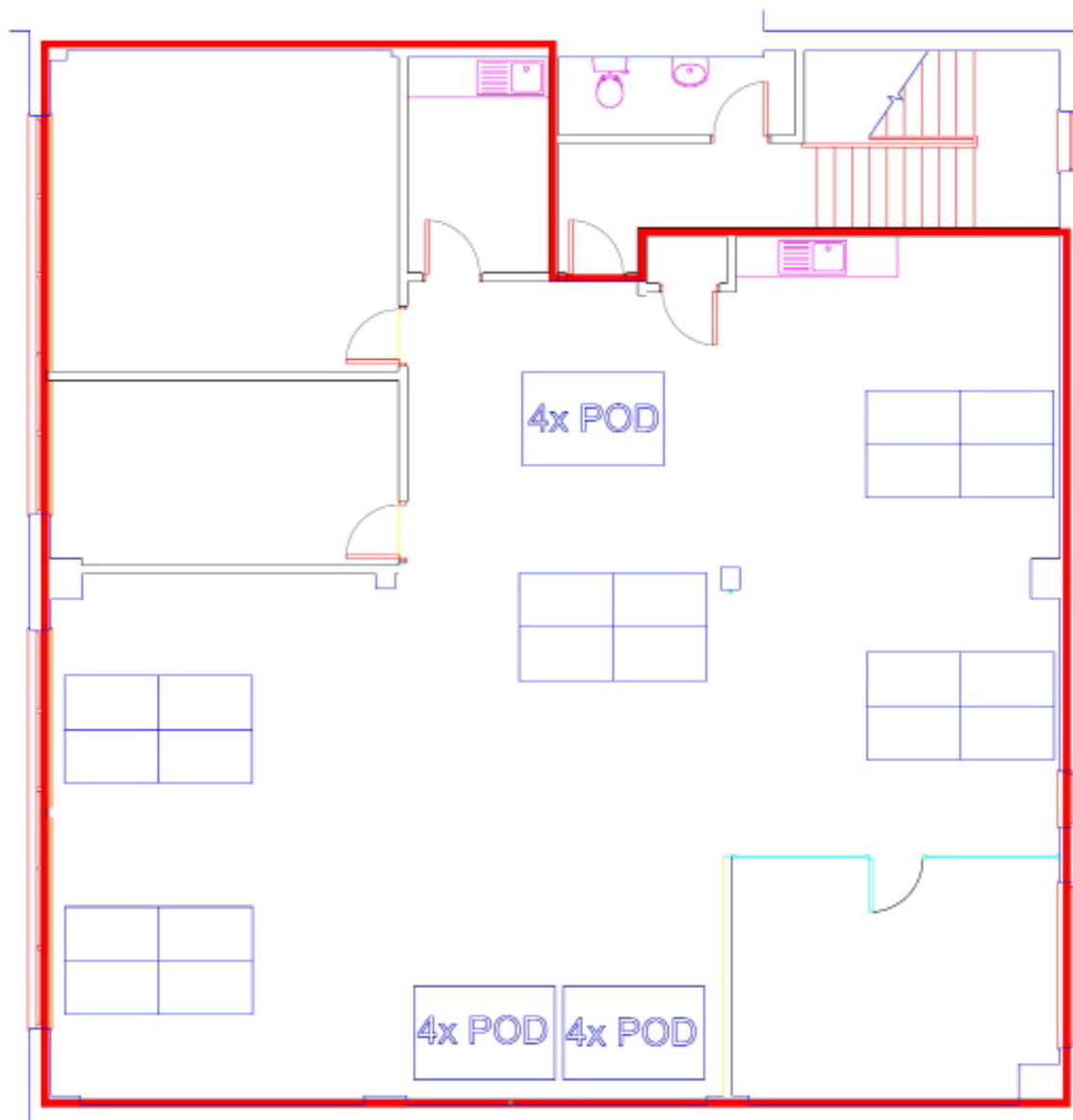
First Floor Offices, 22 Compass Point, Ensign Way
Hamble, Southampton SO31 4RA

TO LET | 216.17 sq. m. (2,327 sq. ft.) - RECENTLY REFURBISHED



HELLIER
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Summary



NIA - 216.17 sq. m. (2,327 sq. ft.)



2 x kitchen areas



Shower



Allocated and shared parking spaces



Waterside location



Boardroom and private offices



EV charging

Description

The unit is sited in an enviable waterside location overlooking Southampton Water. The office suites are located on the first floor of a two storey terraced building which was constructed in 2003 with brick elevations, powder-coated aluminium double-glazed windows and profile sheet clad 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

The office is available with existing furniture, if required, including boardroom set up with presentation screen.

There are 5 parking spaces at the front of the site, where the EV charger is located, and shared use of 10 spaces within the parking area to behind the property on the waterside.

Accommodation

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

Floor	Sq. m	Sq. ft
Total:	216.17	2,327

Rateable Value

The premises are assessed as Offices and premises with a 2023 Rateable Value of £25,750.

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

Terms

Available on a new effectively full repairing and insuring lease at a rent of £37,000 per annum exclusive.

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 £1,500 p/q.

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.

EPC Rating

Rating - C70

VAT

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

Viewing

Strictly by appointment with the sole agents Hellier Langston.

Code of Leasing Business Premises

In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.



Schedule an appointment

www.hlp.co.uk

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Contact our agency team

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Regulated by

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