

First Floor, 22 Compass Point

Ensign Way, Hamble, Southampton SO31 4RA

TO LET

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

HELLIER LANGSTON

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Recently Refurbished First Floor Offices

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 will be decorated before occupation. It includes the following specification:-

- WC facilities and a shower
- Perimeter trunking
- LED lighting on PIRs
- Heating & cooling cassettes
- Allocated and shared parking spaces
- EV charging
- Gas central heating
- 2 x kitchen areas
- Boardroom and private offices

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.

Rent

£32,500 pa

Terms

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

Accommodation

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

Accommodation	sq. m.	sq. ft.
First Floor	216.17	2,327

Rateable Value

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

Estate Charge & Building Charge

The budgeted external service charge is £1,788.11 per annum/ £149.01 plus VAT per month and the budgeted internal service charge is £2,161.09 per annum/ £180.09 plus VAT per month.

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.

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.

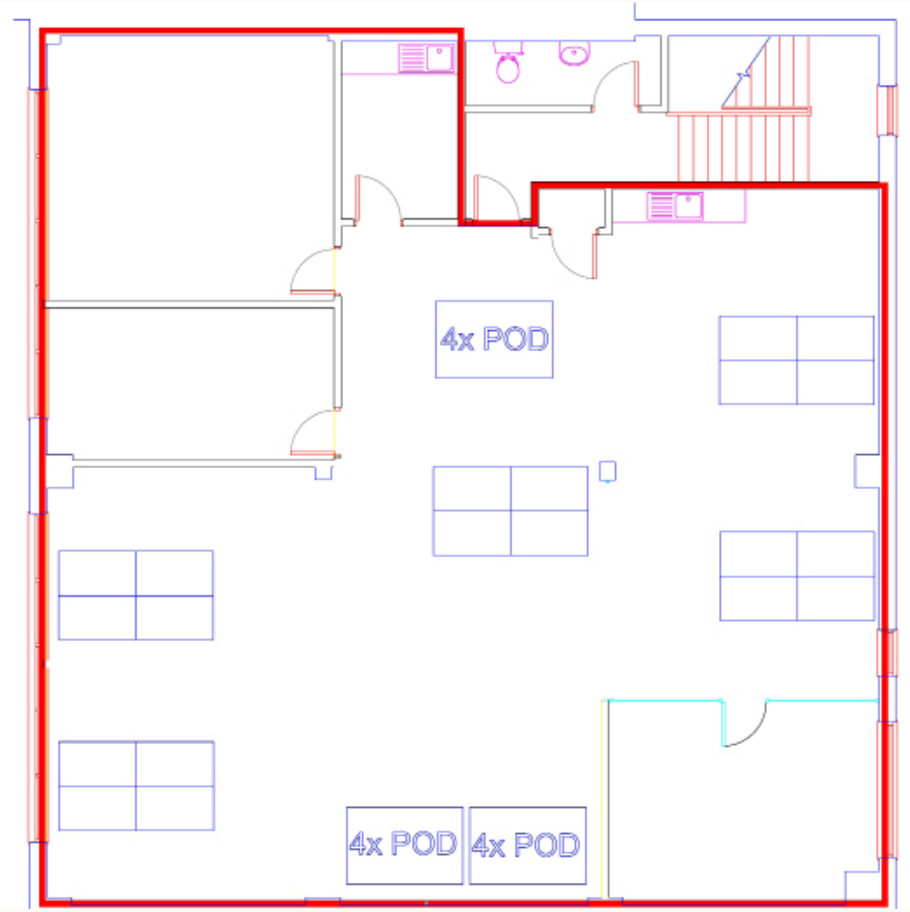








Recently refurbished first floor offices



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.