



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

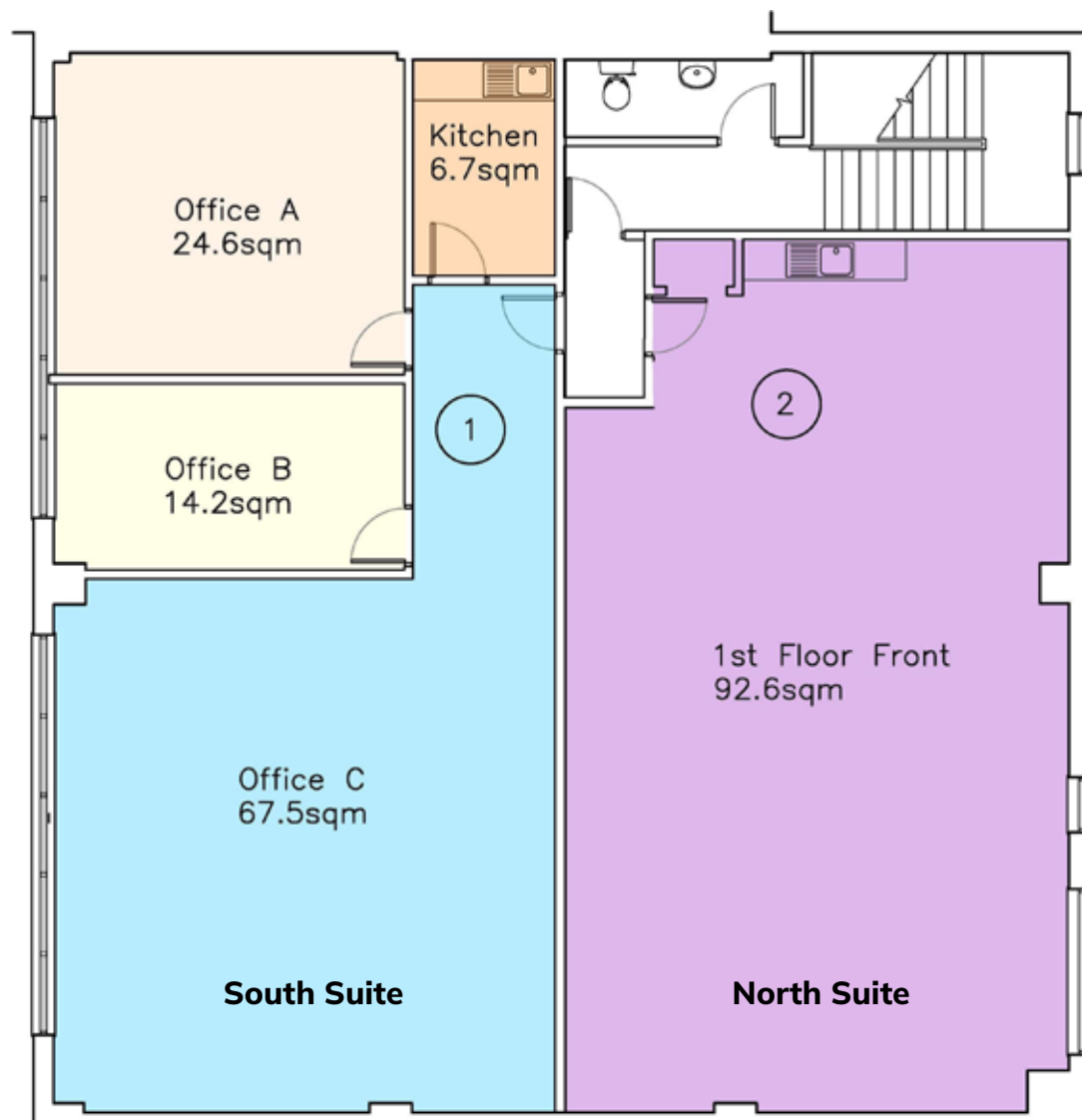
TO LET | 92.6 sq. m. & 112.97 sq. m. (996 sq. ft & 1,216 sq. ft.) - RECENTLY REFURBISHED



HELLIER  
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## Summary



Waterside location



Options: 996 sq.ft or 1,216 sq.ft (or combined)



Each suite with own Kitchen area



Shower within Building



Allocated and shared parking spaces



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 offices are available with existing furniture, if required, including boardroom set up with presentation screen.

There is allocated parking, bike storage plus shared use of 10 spaces within the parking area 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:

First Floor	Sq. m	Sq. ft
North Suite	113.0	1,216
South Suite	92.6	996



## Terms

Available on new effectively full repairing and insuring leases:

**North Suite: £20,000 per annum exclusive**

**South Suite: £16,500 per annum exclusive**

Alternatively, the whole floor is available (2,327 sq.ft), without central partition wall, 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 £2.71 per sq.ft pa., subject to annual revision.

## Rateable Value

The suites are currently combined under a single assessment as Offices and premises with a 2023 Rateable Value of £25,750.

The intention is for each suite to have its own independent Rateable Value, providing scope for Small Business Rates Relief, subject to VOA assessment and eligibility.

Source: [www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

## EPC Rating

Rating - C70

## Location

22 Compass Point is located within the South Point Business Park, 4 miles from JB, 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.

## 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.

## Anti-Money Laundering

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.



Schedule an appointment

[www.hlp.co.uk](http://www.hlp.co.uk)

T: 01329 220 111

E: [fareham@hlp.co.uk](mailto:fareham@hlp.co.uk)

Contact our agency team

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