First Floor Offices, 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.)

HELLIER LANGSTON

www.hlp.co.uk

01329 220111 fareham@hlp.co.uk

Recently Refurbished First Floor Office Suites

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
- Allocated and shared parking spaces
- EV charging
- Gas central heating
- Each suite with own kitchen area

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:

Accommodation	sq. m.	sq. ft.
South Suite	113.0	1,216
North Suite	92.6	996

EPC

Rating -B32

Terms

Available on new effectively full repairing and insuring leases:

South Suite: £20,000 per annum exclusive

North 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.

Rateable Value

The suites are currently combined under a single assessment as Offices and premises with a 2026 Rateable Value of £44,000.

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

VAT

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

Estate 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.

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

Direct your viewing request and enquiries to:-

Patrick Mattison
07926 581464
patrick@hlp.co.uk

Strictly by appointment with sole agents Hellier Langston.