



22 Compass Point, Ensign Way
Hamble, Southampton SO31 4RA

FOR SALE | 410.37 sq. m. (4,417 sq. ft.) - PART INVESTMENT, PART VACANT





Summary



Waterside location



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



Ground Floor let at £28,250 per annum, First Floor vacant



Allocated and shared parking spaces



Recently Refurbished



EV charging

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

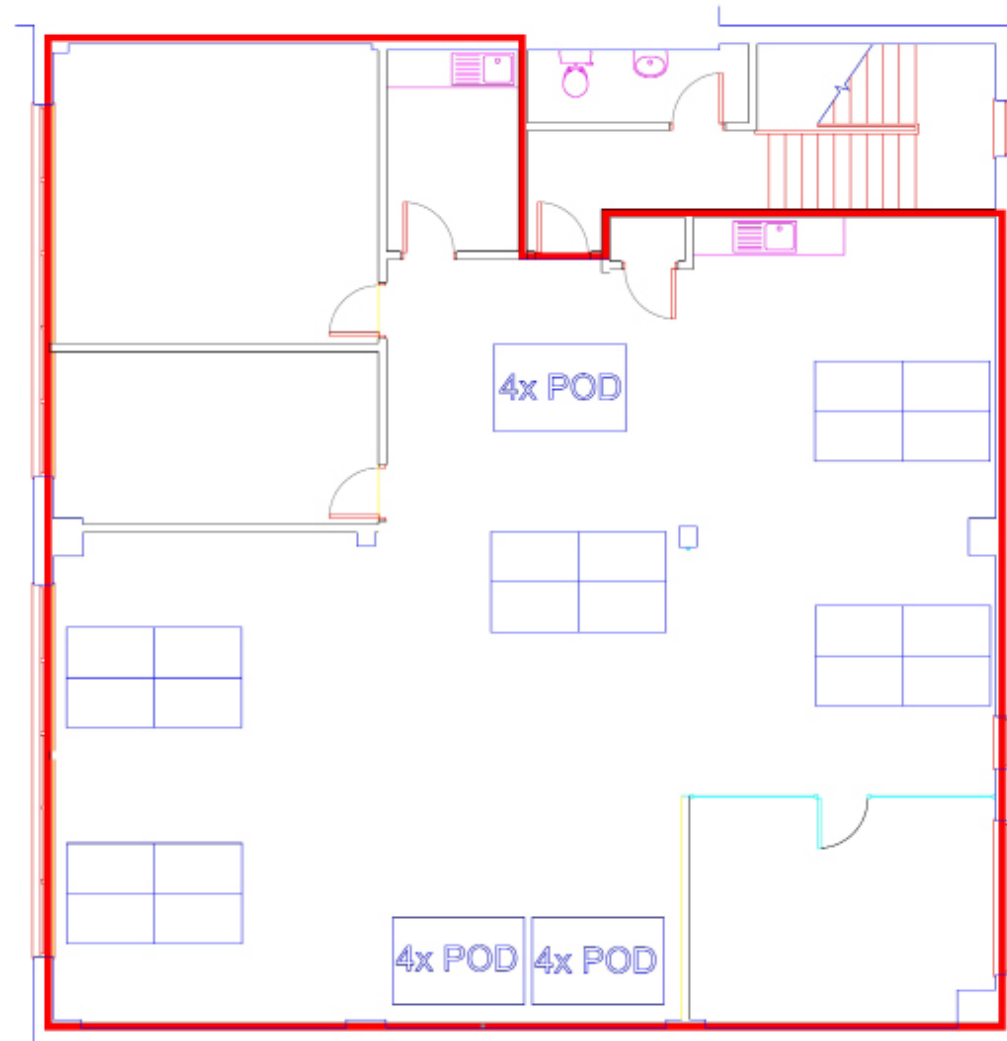
The ground floor premises were let in September 2024 on an effectively Full Repairing & Insuring lease for a term of 6 years at a rent of £28,250 pa for the first three years, increasing to £29,750 pa from September 2027 for years 4-6. Two parking spaces are allocated to the ground floor tenant.

The first floor offices are currently vacant.

Accommodation

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

Unit 22	Sq. m	Sq. ft
Ground Floor (Let)	194.20	2,090
First Floor (Vacant)	216.17	2,327
Total:	410.37	4,417



First Floor

Price

£690,000 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.

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

Ground Floor - Commercial Unit and premises £21,000

First Floor - Offices and premises £25,750

Source: 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 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.

VAT

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

Viewing

Strictly by appointment with the sole agents Hellier Langston.

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

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Contact our agency team

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