



Unit 16 & 17 Compass Point, Ensign Way, Hamble, SO31 4RA

To Let

904 to 11,754 sq ft

End of terrace three storey hybrid-style dual business unit to let



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Summary

- Rent: Rent on application
- Business rates: £6.33 per sq ft Estimate
- Service charge: £4.10 per sq ft Estimate
- VAT: Applicable
- EPC: C (71)
- Lease: Assignment

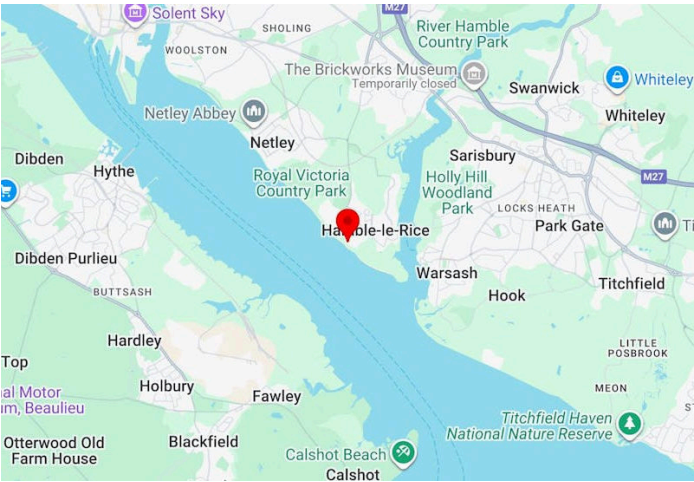
Contact & Viewings



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Description

The property comprises an end-of-terrace, three-storey hybrid business unit constructed in 2003. The building features steel portal frame construction with brick elevations, powder-coated aluminium double-glazed windows and a profile sheet clad shallow-pitched roof.

The ground floor provides flexible office and workshop accommodation with kitchen facilities and disabled WC. Access is via an up-and-over loading door, with minimum internal height of 3.03m throughout the ground floor.

The first floor provides well-maintained large open-plan office space with additional kitchen facilities. A spiral staircase provides access to the second floor, which is fitted out with desk areas and an internal meeting room. Comprehensive data and power points are installed within the perimeter walls throughout.

All floors benefit from heating and cooling cassettes alongside a mixture of strip and LED flat panel lighting. The property includes 38 parking spaces within the business park, with designated spaces to the front and rear of the building.



Location

Units 16 & 17 Compass Point offer exceptional connectivity from South Point Business Park, Hamble. Located 4 miles from M27 J8, the units provide easy access to Hamble Train Station (1.2 miles) and Southampton Airport Parkway (9 miles), delivering direct rail links to London and access to the airport serving UK and European destinations.

Hamble village center and waterfront amenities are within just 0.5 miles, while the established business park hosts quality occupiers including NKT Photonics, the RYA, Excelitas and Coopervision.

Accommodation

Name	sq ft	sq m	Availability
2nd - Office	904	83.98	Available
1st - Office	5,425	504	Available
Ground - R&D	5,425	504	Available
Total	11,754	1,091.98	

Terms

Available via an assignment or sublease with an expiry in November 2033 and 5th year break in November 2028.

