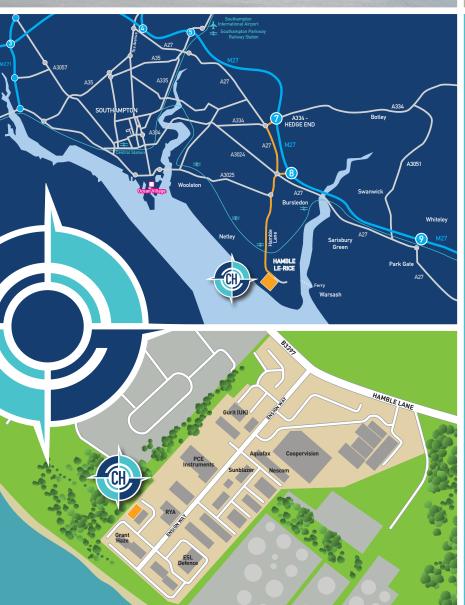


Modern Office Building - To Let 1,900 sq ft

Waterfront location close to Southampton Comfort cooling & heating • allocated car parking spaces 26 Compass Point, Ensign Way, Hamble-le-Rice, Southampton S031 4RF







Compass House is located within the popular and established South Point Business Park, home of the Royal Yachting Association headquarters, near the shore of Southampton water.

Description

Compass House is a self-contained two storey office built in the 2000's situated next to an SSSI wooded area. With its combination of light & airy open plan and partitioned offices, the building benefits from:

- Comfort cooling & heating
- Structured network cabling to perimeter trunking
- Male, female & disabled toilets
- Suspended ceilings and recessed lighting

Location

Just 3 miles from J8, M27 and 0.5 miles to village centre amenities and the waterfront, Hamble is a wonderful place to work and live. It's no surprise that it is home to many international businesses, including the Royal Yachting Association and Coopervision.

Hamble Village is approximately 2 miles distant, providing village amenities, pubs and restaurants, yacht clubs and marina services.

Hamble Station	1.1 miles
Royal Victoria Country Park	3.4 miles
Netley Village	3 miles
Hedge End Retail Park	5.2 miles
Ocean Village, Southampton	5.5 miles
Southampton Airport	9 miles

Vail Williams, their clients and any joint agents give notice that

They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive

It should not be assumed that the property has all necessary planning, building regulation or other consents and Vail Williams have not tested any services, equipment or facilities. Occupiers must satisfy themselves by inspection or otherwise.

Accommodation

Suite A Ground Floor	LET	
Suite B Ground Floor	176.51 m ²	1,900 ft ²
Suite A First Floor	LET	
Suite B First Floor	LET	

Floor areas are Net Internal Area.

Rent

Upon application.

Estate Service Charge

There is an estate service charge. Further information on request.

Rateable Value

We are advised by online enquiry via www.voa.gov.uk that the property has a Rateable Value with effect from 1 April 2017 as follows:

Ground Floor £38,000

All enquiries to sole agents

