

# SOUTHAMPTON

16 Compass Point, Ensign  
Way, SO31 4RA



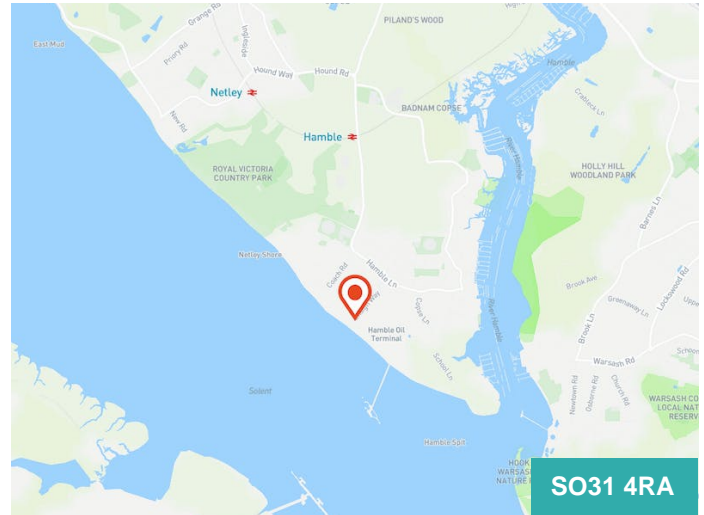
## HI TECH / LAB / MARINE / OFFICE / INDUSTRIAL / WAREHOUSE TO LET

**6,001 SQ FT**

- Up and over loading door
- Suspended ceilings
- Comfort heating/cooling
- Gas supply
- 3 phase electric
- Views over Southampton water

**Business Unit - To be refurbished**

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## Summary

<b>Available Size</b>	6,001 sq ft
<b>Rent</b>	£72,000 per annum
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon Enquiry

## Description

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

Internally the ground floor currently benefits from a disabled WC, kitchen and a mix of office/workshop space, accessed by an up and over loading door with a width of 2.48m and height of 2.72m. The minimum height of the ground floor is 3.03m.

The first floor is currently fitted out as cellular office space. There is spiral staircase that provides access to the 2nd floor which is also currently cellular offices with several data and plug sockets within the perimeter walls. All floors benefit from heating & cooling cassettes and a mixture of strip and LED flat panel lighting.

## Location

16 Compass Point is located within the South Point Business Park, 4 miles from J8, M27 and 0.5 miles to village centre amenities and the waterfront. Occupiers nearby include NKT Photonics, the RYA and Coopervision that have multiple large industrial premises to the north of the estate.

## Accommodation

The accommodation comprises of the following Gross Internal Areas:

Name	sq ft	sq m
Ground	2,548	236.72
1st	2,548	236.72
2nd	905	84.08
<b>Total</b>	<b>6,001</b>	<b>557.52</b>

## Terms

A new lease is available on terms to be agreed.

## Legal Costs

Both parties to be responsible for their own legal costs.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.



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