



Roller Shutter Door is CGI

**22 COMPASS POINT, ENSIGN WAY, HAMBLE,  
SOUTHAMPTON, SO31 4RA**

INDUSTRIAL/LOGISTICS / OFFICE / TRADE COUNTER / SHOWROOM / INDUSTRIAL /  
WAREHOUSE TO LET / FOR SALE

2,090 sq ft (194.17 sq m)



# Summary

## Hybrid Office / Warehouse space

<b>Available Size</b>	2,090 sq ft
<b>Price</b>	Price on Application
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon Enquiry

- High quality refurbishment
- Kitchen
- Shower
- Parking
- Waterside location
- Boardroom

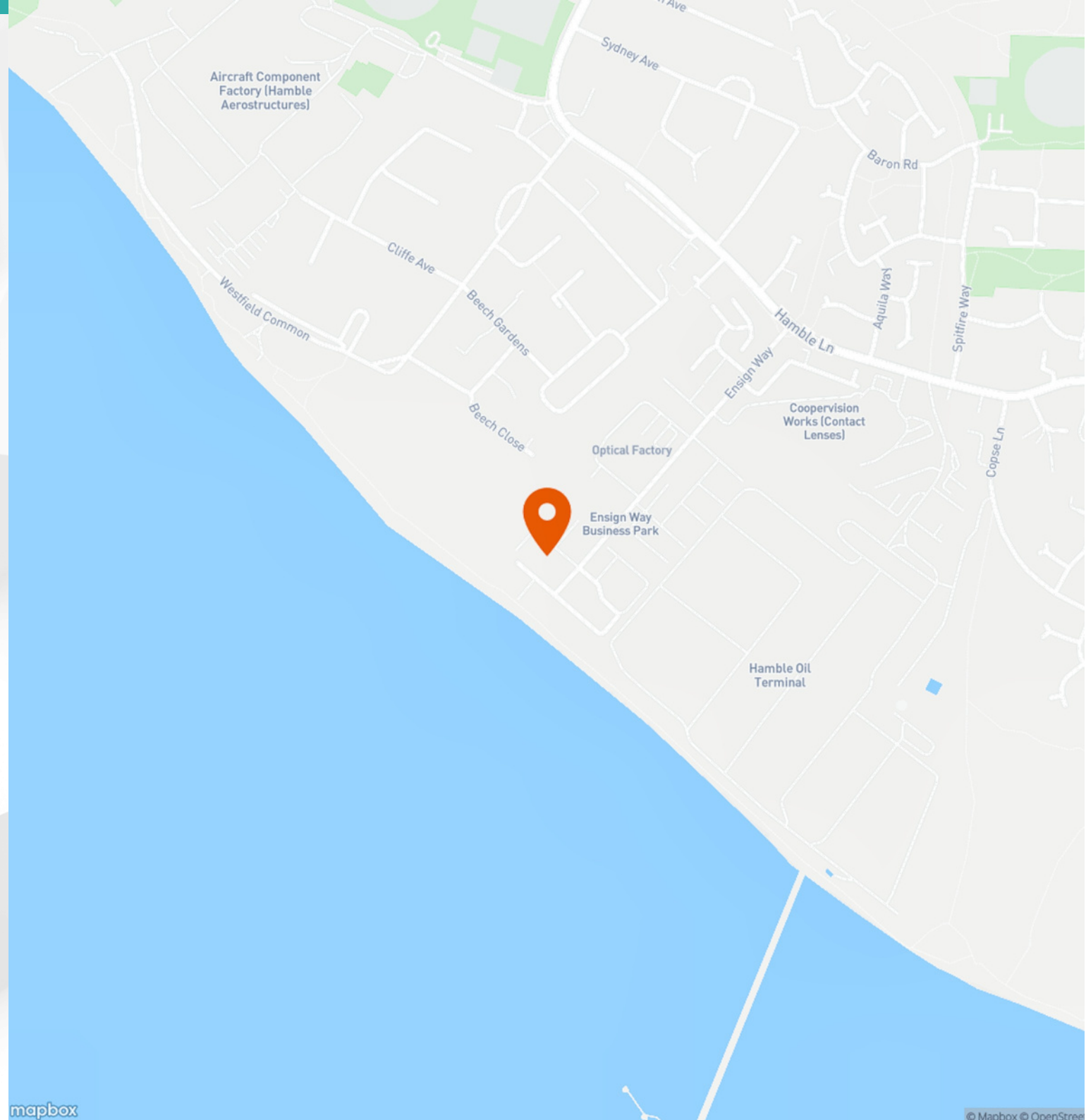


# Location



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

22 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.



# Further Details

## Description

The property comprises a terraced two storey building, constructed in 2003 with brick elevations, powder-coated aluminium double glazed windows and profile sheet clad, shallow pitched roof.

Internally the ground floor has been fully refurbished benefitting from open plan space, with a designated meeting room and kitchen/breakout area. The space is currently fitted out as office space however can be turned into warehouse storage space by installing a loading door providing direct access.

The first floor comprises 4 individual offices which are available individually or combined. All suites have views across the water to the Isle of Wight and benefit from a shared kitchen area.

The suite benefits from the following specification:

- WC facilities and a shower
- Perimeter trunking
- LED lighting
- Heating & cooling cassettes
- New carpet
- Parking
- Gas Central Heating

## Terms

A new effective full repairing and insuring lease, subject to a service and estates charge is available on terms to be agreed.

## Accommodation

The accommodation comprises the following areas:

Floor/Unit	sq ft	sq m	Rent	Availability
Ground	2,090.30	194.20	£36,578 pa	Available
1st	1,300	120.77	£24,000 pa	Available
<b>Total</b>	<b>3,390.30</b>	<b>314.97</b>		

## 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.

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.



## Enquiries & Viewings



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