



**HELLIER  
LANGSTON**  
Commercial Property Consultants

# TO LET/FOR SALE

**Ground Floor, 22 Compass Point, Ensign  
Way, Hamble, Southampton SO31 4RA**  
*Office / Industrial / Business Unit*



## KEY FEATURES

2,090.3 sq. ft. (194.2 sq. m.)

High quality refurbishment

New kitchen

Shower

Parking

Waterside location

Boardroom

EV charging

Flexible for workshop/storage, or office space

Call us on: **01329 220 111**

Visit: **[www.hlp.co.uk](http://www.hlp.co.uk)**

**Hellier Langston**

Ground Floor, E1 Fareham Heights  
Standard Way  
Fareham PO16 8XT

# To Let/For Sale

## Industrial/Logistics/Office/Serviced Office/Trade Counter/Showroom/ Warehouse /Industrial/Warehouse

### 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 easily be turned into part workshop/warehouse storage space by installing a loading door providing direct access and a new epoxy floor, which the landlord will undertake for the right client/lease. There are 15 car parking spaces for the building, 7 of which are allocated to the ground floor.

The suite benefits from the following specification

- WC facilities and a shower
- Perimeter trunking
- LED lighting on PIRs
- Heating & cooling cassettes
- New carpet
- Parking & EV charging
- Gas central heating

### Accommodation

The property has been measured and has the following approximate gross internal areas:

	sq. m	sq. ft
Ground	194.2	2,090.3

### Terms

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

### Rent

£36,578 per annum exclusive

### Price

Long leasehold 999 years from 26 September 2003.  
Price on application.

### VAT

All prices quoted are exclusive of VAT.

### Rateable Value

Commercial unit and premises - £21,000.

Source:

[www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

### Energy Performance Certificate

To follow.

### Legal Costs

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

### Code for Leasing Business Premises

The Code of Leasing Business Premises in England and Wales strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or Solicitor. A copy of the Code (1<sup>st</sup> edition, February 2020) can be found on the RICS website.

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Industrial/Warehouse

## 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.

## Viewing

Strictly by appointment through joint sole agents with:

**Hellier Langston**  
Patrick Mattison  
07926 581464

**Vail Williams**  
Alex Gauntlett  
07584657826

Oliver Hockley  
07557 504952



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