



UNIT 10 MITCHELL POINT, SOUTHAMPTON, SO31 4RF

INDUSTRIAL / WAREHOUSE FOR SALE

2,060 SQ FT (191.38 SQ M)



Summary

Business Unit For Sale

Available Size 2,060 sq ft

Price £350,000.00

Rateable Value £12,000
Please make your own enquiries to www.VOA.gov.uk regarding Business Rates liabilities, which may change at the point of occupation

EPC Rating C (64)

- Two storey business unit
- 3 car parking spaces
- Kitchenette
- WCs on ground and first floor
- Roller shutter door to the ground floor



Location



Unit 10 Mitchell Point, Ensign Way, Southampton, SO31 4RF

The property is located in a well established commercial area near Hamble and accessed directly off Hamble Lane approximately 3.5 miles from junction 8 of the M27.

Hamble Village is approximately 0.6 miles distance, providing village amenities, pubs and restaurants, yacht clubs and marina services.

Local occupiers include international businesses such as the Royal Yachting Association, Coopervision, QiopTiq, Esprit Electronics and Aquafax.





Further Details

Description

The property was constructed in 1991 of traditional steel frame construction located in the middle of a terrace of units with steel profile cladding and roof. Since construction a full mezzanine floor has been installed creating a ground floor workshop storage area with suspended ceiling and surface mounted lighting, understairs store and WC and kitchenette, and loading door access.

There is a separate personnel entrance and lobby with stairs to the first floor mezzanine providing office space with suspended ceiling, a WC and kitchenette along with gas fired central heating and Fujitsu comfort cooling (not working). There is a security & fire alarm and 3 phase power connected and gas.

Externally there is a small loading apron and car parking directly outside the property. Three car spaces with the ability to park four spaces in front of the loading door access.

Terms

The freehold of the property is available for sale.

VAT

The property is not elected for VAT.

Accommodation

The accommodation comprises the following Gross Internal Areas:

Name	sq ft	sq m
Ground - Workshop/Storage	1,025	95.23
1st - Office	1,035	96.15
Total	2,060	191.38

Legal Costs

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

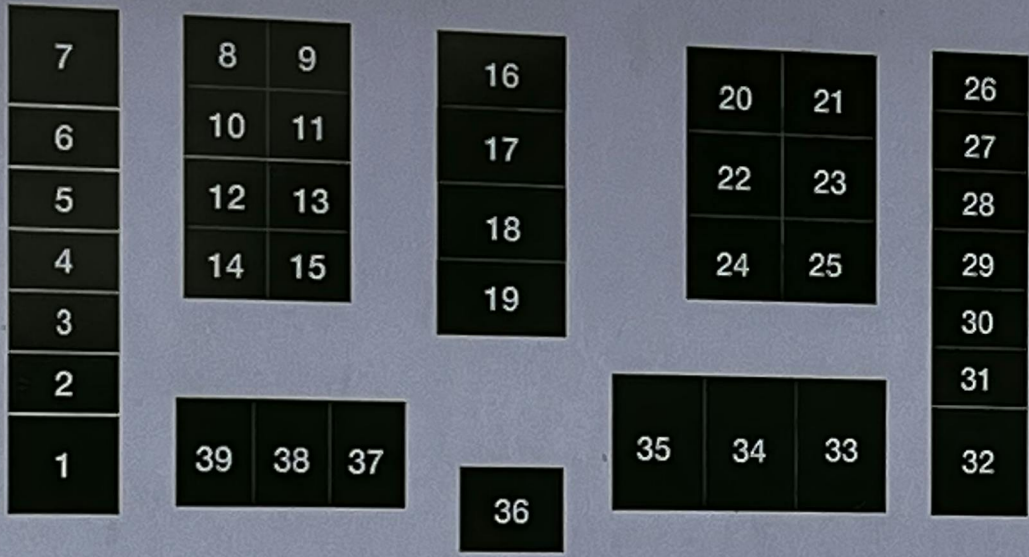
AML

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.

RICS Property Measurement (2nd edition) incorporating RICS Code of Measuring Practice (6th edition)

All floor areas are approximate and measured to Gross Internal Area.

WITCHAMPTON POINT



1	ATMEL QUANTUM	21	REAVEY & SON ELECTRICAL
2	ATMEL QUANTUM	22	PRE UK LTD
3	OFFICE SPACE HAMPSHIRE	23	SOLENT NEWS / WILSONHALLIGAN
4	BOATSMART	24	CARTEK AUTOMOTIVE ELECTRONICS LTD
5	EPROPULSION	25	CARTEK AUTOMOTIVE ELECTRONICS LTD
6	EPROPULSION	26	QIOPTIQ LTD
7	SOLENT SOUND SYSTEMS LTD	27	QIOPTIQ LTD
8	AP TOOLS LTD	28	QIOPTIQ LTD
9	CL TECH UK LTD	29	QIOPTIQ LTD
10	CONVOI EXCEPTIONNEL LTD	30	QIOPTIQ LTD
11	SAND GEOPHYSICS LIMITED	31	QIOPTIQ LTD
12	AQUAFAX LTD	32	QIOPTIQ LTD
13	AQUAFAX LTD (GOODS IN)	33	ESPRIT ELECTRONICS LTD
14	SIENNA CONTRACTORS LTD	34	ESPRIT ELECTRONICS LTD
15	PRINTING CRAZY	35	ESPRIT ELECTRONICS LTD
16	LIFTABILITY LTD	36	PMX COATINGS UK LTD
17	LIFTABILITY LTD	37	COOPERVISION
18	WEST END ROOFING	38	KAR CONTRACTORS/DAINTREE DEV
19	NIGHTLIFE CLUBS LTD	39	ASA REAL ESTATE LTD
20	EMS LTD		

MANAGED BY



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Enquiries & Viewings



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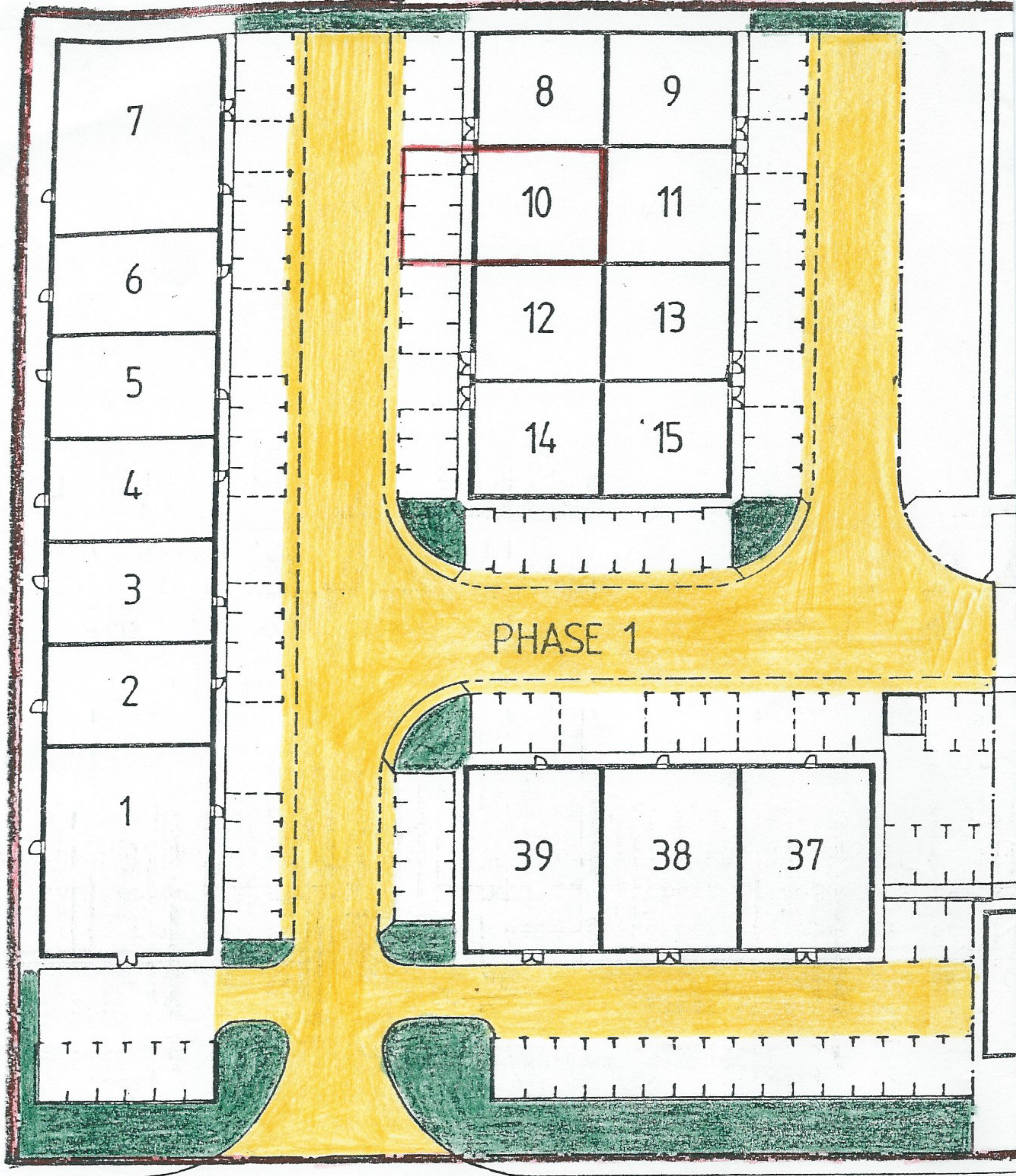
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Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on 22/04/2024

PHASE 1

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PHASE 1

ESTATE ROAD

MITCHELL POINT
ENSIGN BUSINESS PARK
HAMBLE.

TRANS

FOR IDENTIFI