



## 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](http://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:

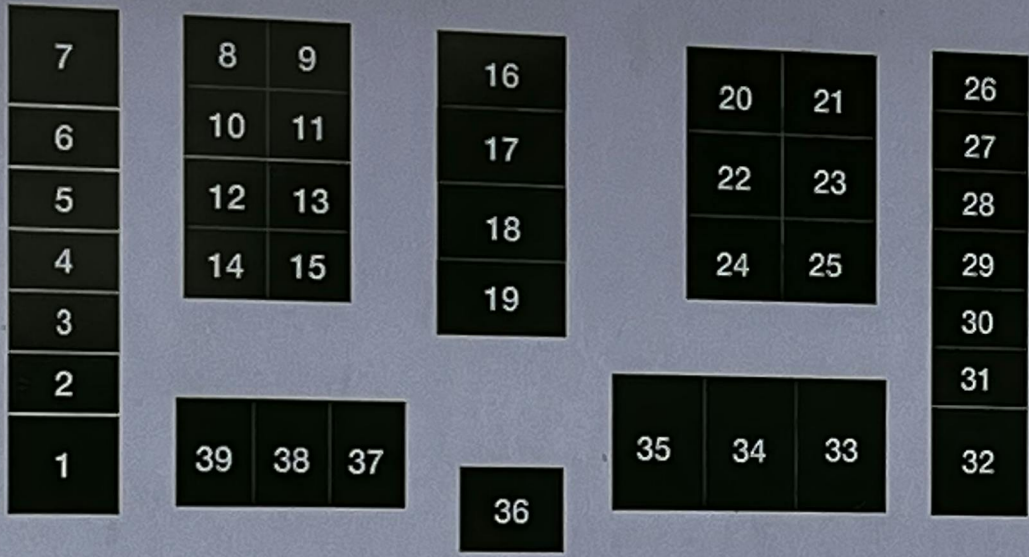
Name	sq ft	sq m
Ground - Workshop/Storage	1,025	95.23
1st - Office	1,035	96.15
<b>Total</b>	<b>2,060</b>	<b>191.38</b>

## Legal Costs





# 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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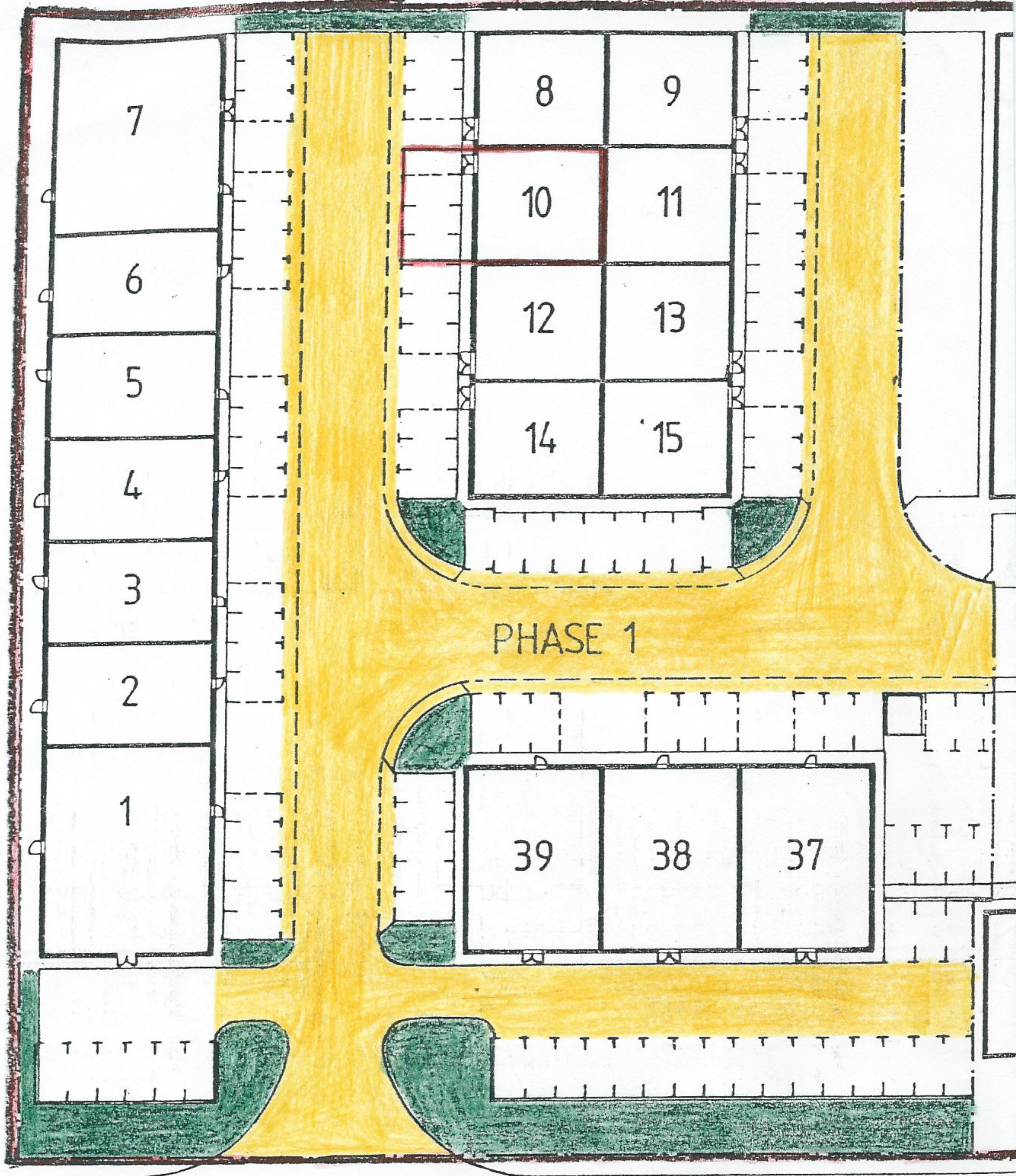
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PHASE 1

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PHASE 1



ESTATE ROAD

MITCHELL POINT  
 ENSIGN BUSINESS PARK  
 HAMBLE.

TRANS

FOR IDENTIFI