



Compass House  
Unit 26 Compass Point  
Ensign Way  
Hamble-le-Rice  
Southampton  
SO31 4RF

## Modern Office Suite

89 to 553.70 sq m (958 to 5,960 sq ft)

### Location

Compass House is located within the popular and established South Point Business Park, home of the Royal Yachting Association Headquarters, near the shore of Southampton Water.

Hamble Village is approximately 2 miles distant, providing village amenities, pubs and restaurants, yacht clubs and marina services.

## To Let

All inclusive rent £17.50 psf

Or

Exclusive rent £10.00 psf

- 25 car spaces
- Comfort cooling
- Open plan and cellular offices
- Kitchen

## Description

The office is a two storey and self contained semi detached modern office premises with WCs on first floor and disabled WC on the ground floor. Both floors benefit from a mix of open plan and cellular offices, meeting rooms, kitchen and reception area.

The accommodation benefits from comfort cooling and 25 allocated car spaces.

The premises can be let on a floor by floor basis or individual floors can be divided further.

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Edition and has the following net internal floor areas:

Floor	Size m <sup>2</sup>	Size ft <sup>2</sup>
<b>First Floor</b>		
Suite One	89.00	958
Suite Two	183.48	1,975
<b>Ground Floor</b>	281.22	3,027
<b>Total NIA</b>	<b>553.70</b>	<b>5,960</b>

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## Terms

A new flexi lease for 2 years with rolling mutual break options subject to 6 months prior written notice and after 6 months occupation or fixed lease for longer period.

## Rent

All inclusive rents from £17.50 per sq ft per annum or alternatively all exclusive rent of £10 per sq ft per annum.

## Estate Service Charge

There is an Estate Service Charge of £1,600 per annum. Further information on request.

## Rateable Value

We are advised by online enquiry on 25.6.13 via [www.voa.gov.uk](http://www.voa.gov.uk) that the property has a Rateable Value with effect from 1 April 2010 as follows:  
Ground Floor - £38,000  
First Floor - £37,000

## Legal Costs

Both parties to pay their own legal costs.

Regulated by RICS  
September 2014

Viewing strictly by prior appointment.



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