



Primmer Olds B·A·S

TO LET

Contemporary Office Suites - Flexible Agreements

OFFICE SUITES, 22 COMPASS POINT ENSIGN WAY, HAMBLE, SOUTHAMPTON, HAMPSHIRE SO31 4RA

Key Features

- 184 sq.ft to 668 sq.ft
- Comfort cooling & heating
- All inclusive rent (but excluding business rates, where 100% rates relief is possible subject to eligibility)
- 100% Small Business Rates Relief (subject to eligibility)
- High quality accommodation with 24/7 access
- Water front with views to Southampton water and Isle of Wight
- Recently Refurbished



Primmer Olds B·A·S
61 Cromwell Road, Southampton,
Hampshire SO15 2JE
Enquiries: Call us on 023 8022 2292



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www.primmeroldsbas.co.uk

Office Suites, 22 Compass Point Ensign Way

DESCRIPTION

The village of Hamble is in the major marine area located approximately 3 miles to the South of Junction 8 of the M27, providing access to Portsmouth to the east and Southampton and the M3 motorway to the West. Hamble train station is approximately 1 mile to the north providing South West Train Services to destinations such as Fareham, Portsmouth, Southampton and the mainline into London Waterloo.

The property comprise contemporary office suites within a modern building, benefitting from excellent levels of natural light.

There is ample parking available on site.

ACCOMMODATION

Floors Areas	Sq Ft	Sq M
Office 2	184	17.09
Office 3	202	18.77
Office 4	282	26.2
Total	668	62.06

Measured in accordance with the RICS Property Measurement 1st Edition incorporating The International Property Measuring Standards (IPMS 3)



PLANNING

Understood to be B1. Interested parties are advised to make their own enquiries.

RATES

Rateable Value £2,325

Source - voa.gov.uk

The 2019/2020 small business multiplier is 0.491 (49.1 payable per £1). This determines what business rates are payable.

If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable.

All parties are advised to make their own enquiries for confirmation.

EPC

Rating - C-70

TERMS

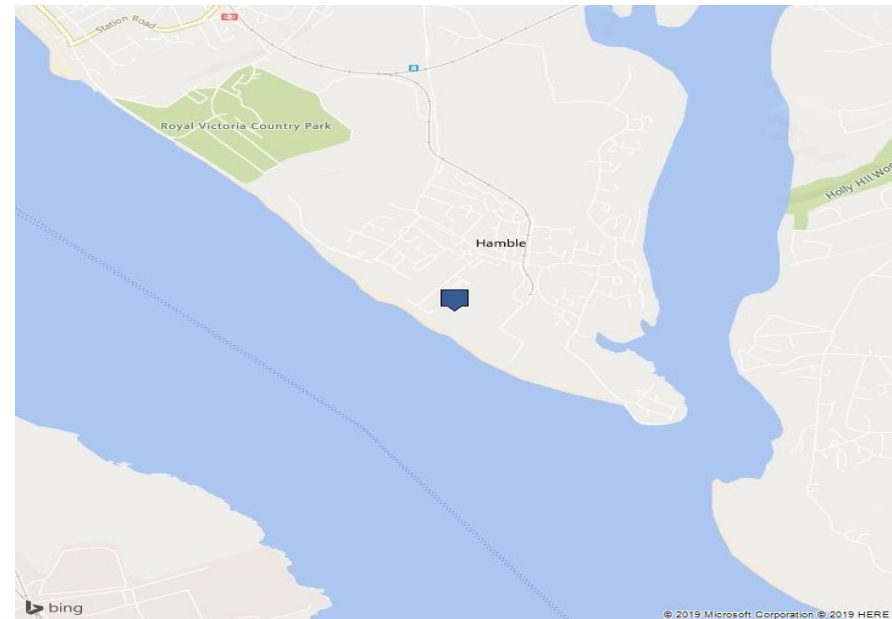
Available by way of new 12 month all inclusive agreements at the following rents.

Office 2 - £480 pcm

Office 3 - £595 pcm

Office 4 - £850 pcm

All rents are inclusive of utilities, buildings insurance, general maintenance and cleaning to the building and communal areas, but exclusive of business rates and VAT.



VIEWING & FURTHER INFORMATION: CALL 023 8022 2292



Mr Patrick Mattison
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Property Misdescriptions Act 1991 – Services & Planning. We have not tested any of the service installations including heating and lighting. Prospective purchasers or tenants should satisfy themselves independently that appropriate connections exist and as to the state and condition of such items. Any plans included in these particulars are provided only to indicate the general location of the property. Prospective purchases or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. No representative of Primmer Olds B.A.S has any authority to make or give any representation or warranty whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.

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