

COMPASS HOUSE



COMPASS POINT • ENSIGN WAY • HAMBLE

SOUTHAMPTON



- New Air Conditioned Offices
- 50 Car Parking Spaces
- 5,960 - 11,920 Sq Ft

For Sale or To Let

COMPASS HOUSE

Compass Point overlooks Southampton Water and is strategically located about 3 miles south of the M27 (junction 8) which links the south coast cities of Southampton and Portsmouth. Compass Point is approached from junction 8 via the B3397 and Ensign Way. Hamble main line British railway station is about 1 mile north. Occupiers include the Royal Yachting Association National HQ.

Units 26 and 27 Compass House are available separately or together. They are of brick elevations with excellent parking. Unit 26 is in a unique position adjoining established woodland, a site of Special Scientific Interest. Both buildings have views over Southampton Water.

SPECIFICATION

- Air Conditioning
- Perimeter Trunking
- Double Glazing
- Suspended Ceilings
- Low Glare Lighting to comply with current legislation
- Carpeting
- Insulated to a high standard to comply with new building regulation requirements.
- 25 car spaces for each building, total 50 car spaces.

TERMS

For sale - 999 ground lease at fixed rent of £100 per annum per unit

To let - lease period by agreement, full repairing and insuring terms.

ACCOMMODATION

Unit 26	
Ground floor	3027 sq ft
First floor	2933 sq ft
Total net internal floor area	5960 sq ft (554 sq m)

Unit 27	
Ground floor	3027 sq ft
First floor	2933 sq ft
Total net internal floor area	5960 sq ft (554 sq m)

All areas approximate net internal.

PRICE/RENT

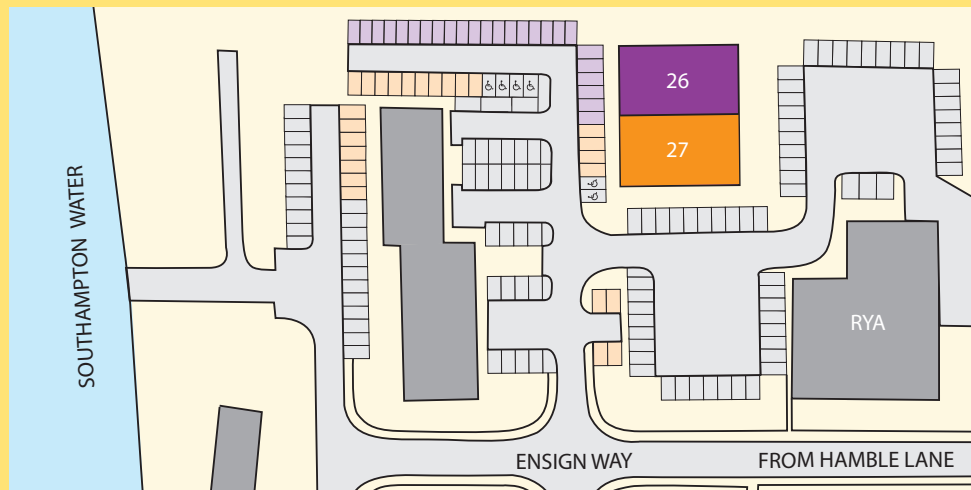
On application. A service charge will be payable.

VIEWING & FURTHER INFORMATION

Contact the joint sole agents:

NEILSON HOLT
 10 Carlton Crescent Southampton SO15 2EZ
 023 8022 8877
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 CHARTERED SURVEYORS
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