

Modern Office Building - For Sale
5,960 sq ft



COMPASS HOUSE



Waterfront location close to Southampton
Comfort cooling & heating
25 allocated car parking spaces

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



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.

Description

Compass House is a self-contained two storey office built in the 2000's situated next to an SSSI wooded area. With its combination of light & airy open plan and partitioned offices, the building benefits from:

- Comfort cooling & heating
- Structured network cabling to perimeter trunking
- Male, female & disabled toilets
- Suspended ceilings and recessed lighting

Externally there are 25 allocated car spaces.

Location

Just 3 miles from J8 , M27 and 0.5 miles to village centre amenities and the waterfront, Hamble is a wonderful place to work and live. It's no surprise that it is home to many international businesses, including the Royal Yachting Association and Coopervision.

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

Hamble Station	1.1 miles
Royal Victoria Country Park	3.4 miles
Netley Village	3 miles
Hedge End Retail Park	5.2 miles
Ocean Village, Southampton	5.5 miles
Southampton Airport	9 miles

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Accommodation

Floor	Size m ²	Size ft ²
First Floor	272.48	2,933
Ground Floor	281.22	3,027
Total Approximate Area	553.70	5,960

Floor areas are Net Internal Area.

Terms

The property is for sale and offers are invited in the region of £780,000 exclusive of VAT.

Estate Service Charge

There is an estate service charge. Further information on request.

Rateable Value

We are advised by online enquiry via www.voa.gov.uk that the property has a Rateable Value with effect from 1 April 2017 as follows:

Ground Floor	£38,000
First Floor	£37,000

All enquiries to sole agents

