



# COMPASS HOUSE

Last Remaining Suite



**Modern Office Building - To Let 1,900 sq ft**

Waterfront location close to Southampton

Comfort cooling & heating • 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

### 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

#### Vail Williams, their clients and any joint agents give notice that:

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It should not be assumed that the property has all necessary planning, building regulation or other consents and Vail Williams have not tested any services, equipment or facilities. Occupiers must satisfy themselves by inspection or otherwise.

### Accommodation

Suite A Ground Floor	LET	
Suite B Ground Floor	176.51 m <sup>2</sup>	1,900 ft <sup>2</sup>
Suite A First Floor	LET	
Suite B First Floor	LET	

Floor areas are Net Internal Area.

### Rent

Upon application.

### 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](http://www.voa.gov.uk) that the property has a Rateable Value with effect from 1 April 2017 as follows:

**Ground Floor £38,000**

**All enquiries to sole agents**

