



HELLIER  
LANGSTON

Commercial Property Consultants

**TO LET**

**Modern business unit with parking**

**23 Mitchell Point, Ensign Way, Hamble, Southampton**

**SO31 4RF**



## KEY FEATURES

**Refurbished Business Unit**

**Ground floor warehouse / workshop**

**Offices including meeting room over 1<sup>st</sup> and 2<sup>nd</sup> floor**

**5 car parking spaces**

**Kitchen facilities**

**2,594 sq ft (240.94 sq m)**

**Loading door**

**Use Class E**

**Male and female WCs**

**Call us on: 02382 022 111**

**Visit: [www.hlp.co.uk](http://www.hlp.co.uk)**

**Hellier Langston**

Enterprise House, Ocean Village  
Southampton SO14 3XB

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### Description

The premises comprise a mid-terrace business unit with accommodation over three floors, with a feature curved ceiling over the first and second floors.

The accommodation benefits from the following specification:

- 3 phase electric supply
- Suspended ceilings incorporating recessed LED lighting panels
- Male and Female WCs
- Kitchen facilities ground and first floor
- 5 dedicated car parking spaces
- Carpeted floors
- Air conditioning
- Roller shutter loading door

### Accommodation

The property has been measured to Gross Internal Area as follows:

23 Mitchell Point	Sq M	Sq Ft
Ground floor	100.89	1,086
First floor	100.69	1,084
Second floor	39.36	424
<b>Total</b>	<b>240.94</b>	<b>2,594</b>

EPC  
C-72



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## Terms

The premises are available by way of a new Full Repairing and Insuring lease.

## Rent

£25,000 per annum exclusive of all other outgoings.

## Service Charge

An estate service charge will be levied to cover the maintenance and landscaping of the common parts of the estate.

## Business Rates

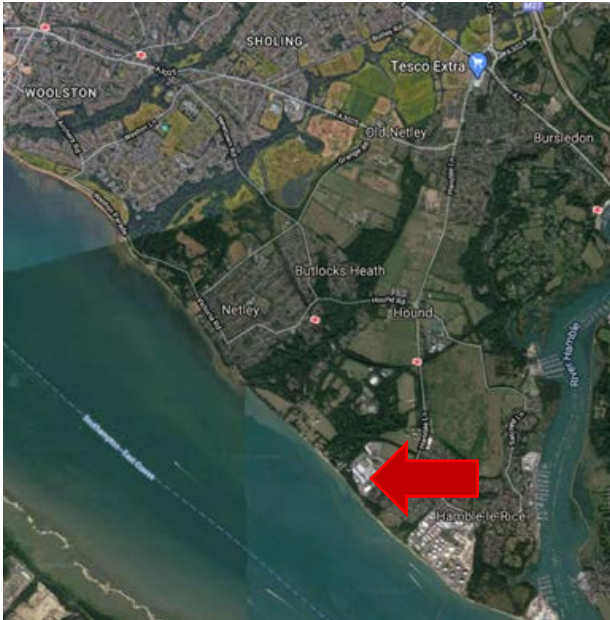
Subject to re-assessment.



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## Viewing

Strictly by appointment with the sole agents:

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## Location

Mitchell Point forms part of Ensign Business Park, which consists of local and regional occupiers including Cooper Vision, Gurit, The Yacht Catering Company, NKT Photonics and many others. The estate is located just off the B3397 Hamble Lane just under 3 miles south of the M27 Junction 8 on the edge of Hamble Village, and adjacent to the BP Hamble Oil Hamble Terminal.



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