



Primmer Olds **BAS**

TO LET

Modern ground floor and first floor office unit with parking

UNIT 9 SOUTH POINT, ENSIGN WAY, HAMBLE, SOUTHAMPTON, HAMPSHIRE, SO31 4RF

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KEY FEATURES

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- NIA - 270.25 sq.m (2,909 sq.ft)
- Allocated parking spaces plus estate road overflow
- Air conditioning
- Prominent position at front of estate
- Asking rent £30,000 per annum
- Available from August 2024



Primmer Olds B-A-S
Mountbatten House, 1 Grosvenor Square, Southampton, SO15 2JU
Enquiries: Call us on 023 8022 2292



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UNIT 9 SOUTH POINT

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LOCATION

South Point forms part of the well-established and recognised Ensign Business Park, which consists of local and regional occupiers including Cooper Vision, The Yacht Catering Company, NKT Photonics and many others. The estate is approximately 3 miles south of the M27 Junction 8 providing excellent accessibility to the motorway network in all directions.

DESCRIPTION

The property comprises a ground and first floor open plan office which includes their own kitchen and W/C's.

The office benefits from Air Conditioning and an excellent level of natural light given the extensive floor to ceiling height glazing, ensuring an enviable working environment. There is perimeter trunking for both data and cabling.

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Ground Floor	1,441	133.86
First Floor	1,468	136.38
Total Internal Area	2,909	270.25

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

TERMS

Available by way of a new full repairing and insuring lease for a term to be agreed at £30,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Note: There is to be a service charge levied to cover communal costs

Note: It is understood VAT is payable on rents.

PLANNING

Under the new planning regulations, we believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

RATES

Rateable Value To be assessed

Source – voa.gov.uk

The 2024/2025 small multiplier is 0.499 (49.9p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

EPC

Asset Rating To be assessed

CODE OF LEASING

All interested parties should be aware of the Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



VIEWING & FURTHER INFORMATION: CALL 023 8022 2292

These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or miss-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers 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. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT, in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.



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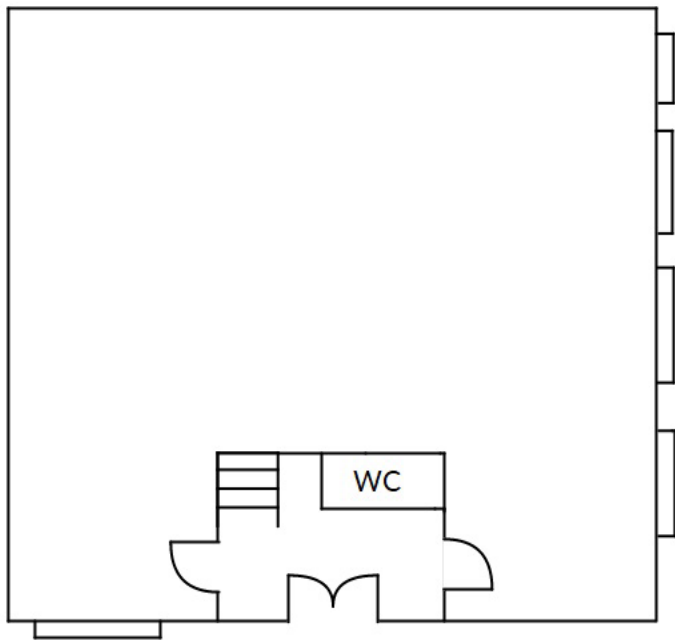
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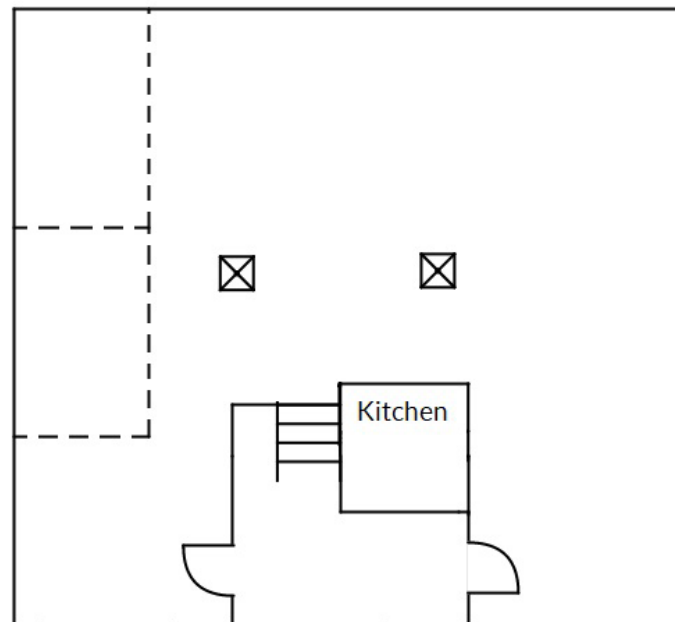
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GROUND FLOOR



FIRST FLOOR



For identification purposes only. Not to scale and not to be relied upon.

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