

FOR SALE

Fully Let Operational Office

Business Centre

Currently producing £49,164.80 per annum

Available as an Income Producing Investment

2,477 sq ft (230 sq m)



Unit 39 Mitchell Point

Ensign Way

Ensign Business Park

Hamble

Southampton SO31 4RF

LOCATION

Unit 39 forms part of the Mitchell Point office and business unit scheme. Mitchell Point is approximately 3 miles south of J8 of the M27 close to the historic marine village of Hamble which is serviced by a main line railway station approximately 1 mile to the north. The Estate has attracted major occupiers such as Coopervision Contact Lens manufactures, Royal Yachting Association and is predominately occupied by SME companies. Close by is Yacht Catering who provide a café/food venue.

There are various restaurants and pubs located within Hamble itself and the Royal Southern Yacht Club is located on the fore shore.

DESCRIPTION

An end terrace corner building which has been converted from a business unit to office accommodation arranged on ground and first floors currently run for several years as a business centre on easy in easy out occupational terms. Each floor has been sub-divided to provide various size offices.

FEATURES

- Self-contained office/business unit
- 12 allocated car parking spaces
- Open plan accommodation but currently provides partitioned office suites with a meeting room
- Carpets and blinds
- Gas central heating
- Suspended ceiling with fluorescent lighting
- WC cloakrooms and shared kitchen
- Meeting room (kept vacant for day to day hire)

INCOME AND OCCUPIER PROFILE

Income is set out in the accompanying schedule over and occupier profile of each company in occupation is available to interested parties on request.

PRICE

£400,000.

RATEABLE VALUE

Each suite has its own rateable value (see schedule over).

Source: www.voa.org Interested parties are advised to make their own enquiries in respect of the instance of the rating assessment by enquiring to Eastleigh Borough Council rating department.

EPC

The property has an Energy Performance Rating as follows: D-88

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by appointment through the sole agents:

James Clay

London Clancy

01256 462222

Email: jamesclay@londonclancy.co.uk

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a) These particulars are set out as a general outline only for the guidance of intending purchasers/lessees and do not constitute part of an offer or contract.

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c) We have not tested any of the service installations and any purchaser/lessee must satisfy themselves independently as to the state and condition of such items. d) No person in the employment of London Clancy has any authority to make or give any representations or warranties whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction

IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A form will be sent to the proposed tenant/purchaser once terms have been agreed.

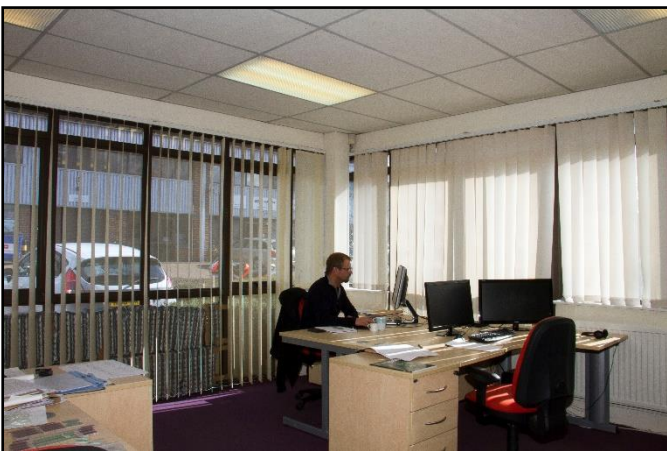
INTERNAL PHOTOGRAPHS



Meeting Room



First Floor Hallway



Area 4 Office



Loading & Storage Area



Area 6 Office



Area 7 Office

Schedule of Floor Areas and Licence Fee Income

	Occupied/vacant	Licence Fee	Income p.a.	Floor Area Occupied sq ft	RV
Area 1	Occupied	£495/month	£5,940	248	£2,900
Area 2	Occupied	£366.67/month	£4,400	167	£2,000
Area 3	Meeting room	Vacant		247	£2,950
Area 4	Occupied	£550/month	£6,600	316	£3,700
Area 5	Occupied	£300/month	£3,600	204	£2,500
Area 6	Occupied	£484/month	£5,808	243	£2,850
Area 7	Occupied	£371.40/month	£4,456.80	195	Unavailable
Area 8	Occupied	£935/month	£11,220	487	£5,600
Area 9	Occupied	£200	£2,400	132	Unavailable
Area 10	Occupied	£395/month	£4,740	238	Unavailable
		£4,097.07 per month	£49,164.80		

- ❖ Occupation held on either rolling 1 month basis up to 12 months licence agreements.
- ❖ Each room has its own rateable value and is the responsibility of the occupier to pay rates direct to the rating authority. However, all the occupiers obtain exception under small business relief.
- ❖ Licence fee includes use of heating and lighting, reasonable use of electricity e.g. office equipment, water rates and cleaning of common areas.
- ❖ 24 hour access available.
- ❖ Floor areas approx provided by the client as full inspection has not been possible.