

# To Let

- Workshop with Modern First Floor Offices
- Popular Marine Setting
- Air Conditioning
- Surfaced External Storage Area
- Ample Car Parking



  
**Keygrove**  
www.keygrove.com  
**023 8063 5333**

Modern Business Unit with Surfaced External Storage  
2,177 sq ft (202.24 sq m)

Unit 20, Mitchell Point, Ensign Way, Hamble, Southampton, Hampshire, SO31  
4RF

## Description

This is an end of terrace light industrial/business unit with a ground floor workshop and first floor offices.

The ground floor workshop has 3-phase power and an up-and-over roller shutter door measuring approximately 3.71m wide by 2.62m high. The height beneath the suspended ceiling is approximately 2.45m.

The first floor comprises an open plan office with private meeting room. The suite benefits from air conditioning, electric wall mounted heaters, fitted carpets, a new kitchenette, LED lighting and perimeter trunking.

The property benefits from a substantial surfaced storage area to the side for the tenant's sole use, which has recently been utilised for two 20-foot containers and car parking, in addition to ample parking to the front of the unit.

There are WC facilities on the ground and first floors.

## Accommodation (Approximate GIA)

Floor	Area (sq ft)	Area (sq m)
Ground floor	1,087	100.98
First floor	1,090	101.26
<b>Total</b>	<b>2,177</b>	<b>202.24</b>

## Energy Performance Certificate

EPC to be provided.



Unit 20, Mitchell Point, Ensign Way, Hamble, Southampton,  
Hampshire, SO31 4RF

### Terms

The premises are available on a new full repairing and insuring lease at an initial rent of £25,000 per annum exclusive.

### Rates

We understand from the Valuation Office Agency website that the property has a Rateable Value of £25,750. The current Small Business Rates multiplier is 43.2p.

Interested parties are advised to make their own enquiries with the Valuation Office Agency to verify this information and confirm their business rates liability.

### VAT

We are advised that VAT will be payable.



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## Location

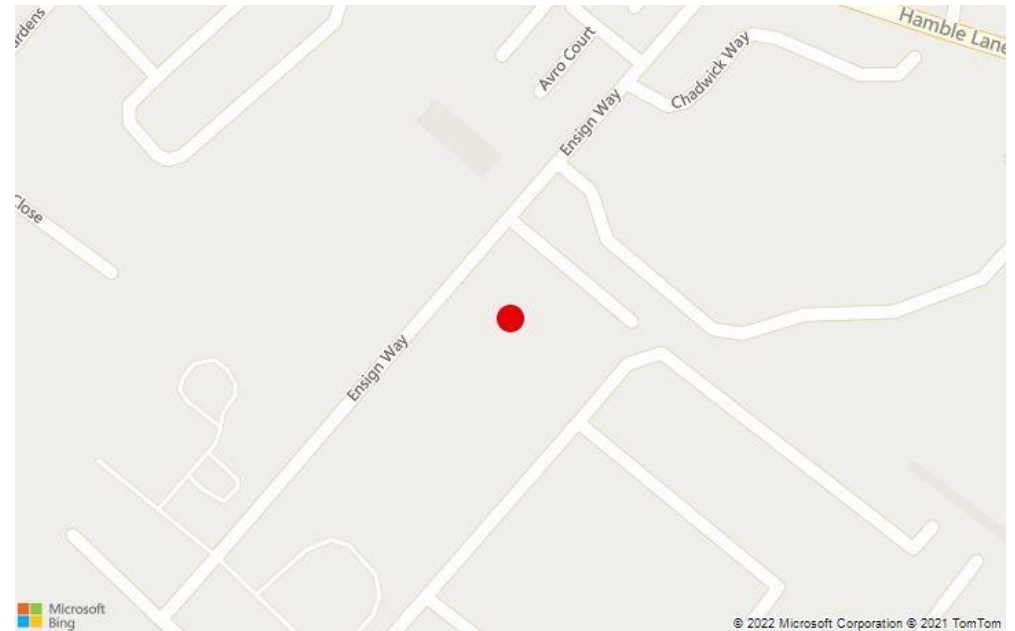
Mitchell Point is a popular and well established business park in Ensign Way, Hamble, approximately 6 miles south east of Southampton city centre. The M27 at Junction 8 is approximately 4 miles via the B3397 Hamble Lane. Hamble railway station is within 1 mile. Nearby occupiers include Coopervision and the Royal Yachting Association.

*For all enquiries:*

## James Allen

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## Map



## Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at [https://www.rics.org/globalassets/code-for-leasing\\_ps-version\\_feb-2020.pdf](https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf)

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

**Misrepresentation Act 1967** - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

**Finance Act 1989** - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

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