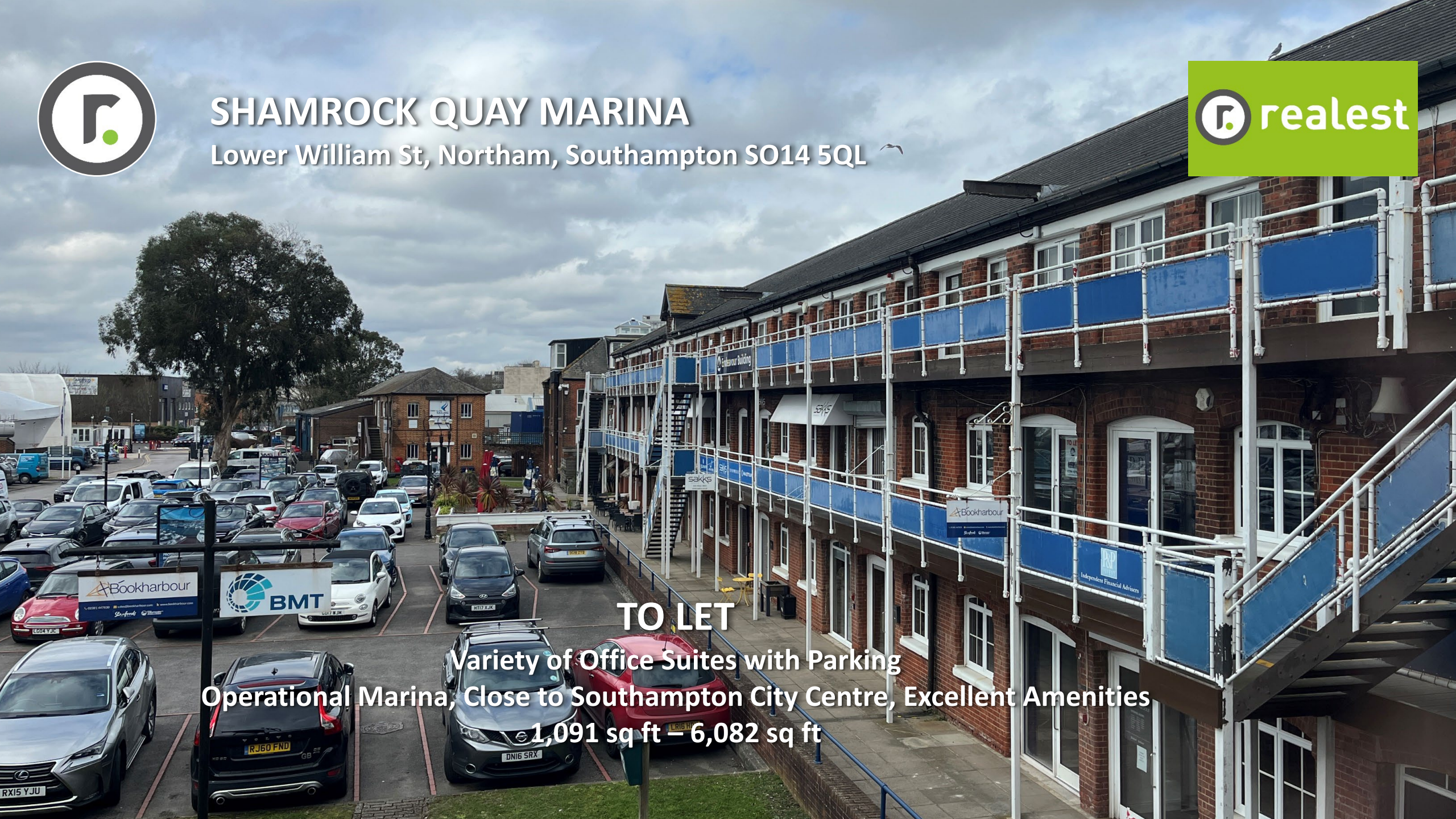
SHAMROCK QUAY MARINA

Lower William St, Northam, Southampton SO14 5QL



TO LET

Variety of Office Suites with Parking

Operational Marina, Close to Southampton City Centre, Excellent Amenities

1,091 sq ft – 6,082 sq ft

Description

Shamrock Quay is a working marina on the western bank of the River Itchen. The marina is home to a number of marine and leisure occupiers. The available office suites are in building 2 and building 14. Suites could be split to accommodate smaller occupiers. There is ample car parking available.

The suites have air conditioning, led lighting, mostly carpeted floors and some raised access flooring. There are shared facilities for those wishing to take smaller suites. There is the opportunity to use the marina facilities on site subject to agreement.

The accommodation can be split to offer a variety of sizes. Overall availability is as follows:-

Available Accommodation	
Building 14 **A four storey office building with independent access. Arranged as mostly open plan suites which are accessed via a shared stairwell. There are WC's on each floor.**	**1,091 sq ft (101.4 sq m)**
Building 2 **This multi tenanted office building provides first and second floor vacant office space. Suites could be split to provide smaller accommodation or let as a whole. The offices are accessed via an external stair case.**	**Units 9a, 9b, 10 and 11 2,700 sq ft (250.84 sq m)** **Units 22 -24 2,291 sq ft (212.89 sq m)**

Features

- Air conditioning
- Modern kitchen and designated breakout area
- Allocated parking spaces
- Marina location
- LED lighting
- Onsite shower facilities
- Electric vehicle charging points
- EPC Rating
- Service Charge £3.50 psf




Building 14


Building 14


Building 2

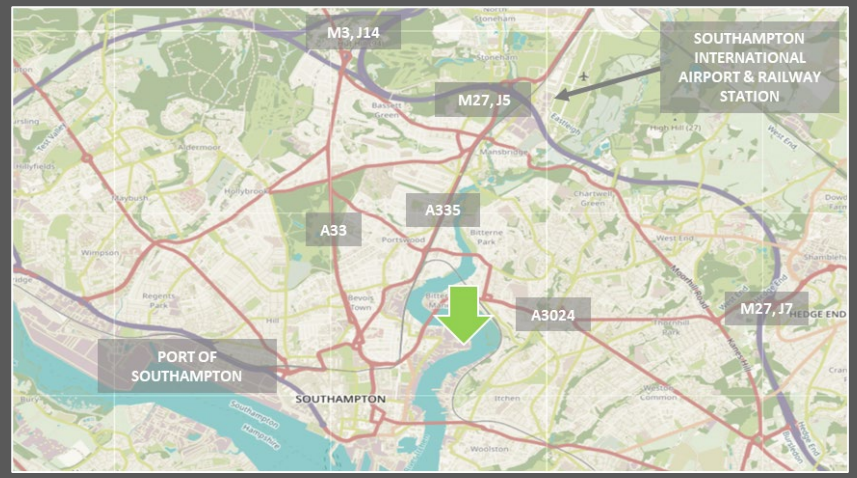

Building 2


Building 2

Location

Shamrock Quay Marina is located on the western bank of the River Itchen within close proximity of Southampton City Centre. The M3 and M27 are both within 5 miles. The 255-berth marina is a major centre for refit and boat building with many specialist trades on site, as well as a café, menswear store and The Bistro Shamrock Quay bar and restaurant.

There is a 70 metre superyacht berth, a 60 metre visitor berth and a modern shower and toilet block.



Destinations	Miles
J5, M27	4.0
J7, M27	4.0
St Mary's Stadium	0.6
Southampton Airport	4.4
Southampton	1.8
Portsmouth	18.8

Terms

A new FRI lease is available of the entire space or smaller suites. Further reconfiguration or fit out is available at an enhanced rent subject to specification.

EPC

Current valid EPC's are available on request.

Parking

Allocated Parking.

VAT

We understand that VAT is payable.

Legal Costs

Each Party to be responsible for their own legal costs.

Business Rates

All enquiries to the valuation office at Southampton City Council.

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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