

# To Let

- High Bay Warehouses
- Deep Water Wharf Access
- Yard/ Car Parking
- Boat lift/ rail system



Industrial Warehouses/ Boatsheds with Concrete Yard,  
Deep Water Wharf Access and Pontoon

54,312 sq ft (5,045.58 sq m)

Unit 4 Bays 1 & 2 , Hythe Marine Park, Shore Road, Hythe, Southampton,  
Hampshire, SO45 6HE



Unit 4 Bays 1 & 2 , Hythe Marine Park, Shore Road, Hythe,  
Southampton, Hampshire, SO45 6HE

## Description

The property comprises one boatshed and one open sided boatshed. The buildings are clear span steel portal framed workshops which are interlinked. The maximum eaves height is 18.63m with 7.69m to the underside of the haunch. The site can be made secure from the Marine Park access. Bay 2 has a roller shutter door 4.41m wide by 5.69m high. There is car parking for multiple vehicles.

The two boatsheds benefit from a in internal rail system which could provide dry docking for multiple vessels, this rail system could be removed if not required. There is a slipway immediately adjacent to the boatsheds which links to the rail system.

There is side berthing space along with a long pontoon which can accommodate additional vessels. There is three phase power.

## Accommodation (Approximate GIA)

Floor	Area (sq ft)	Area (sq m)
Total	54,312	5,045.58

## Energy Performance Certificate

EPC rating D89 A copy of the EPC is available on request.





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### Terms

The premises are available on a new full repairing and insuring lease at an initial rent of £360,000 per annum exclusive.

### Service Charge

There is a service charge payable. Full details are available on request.

### Rates

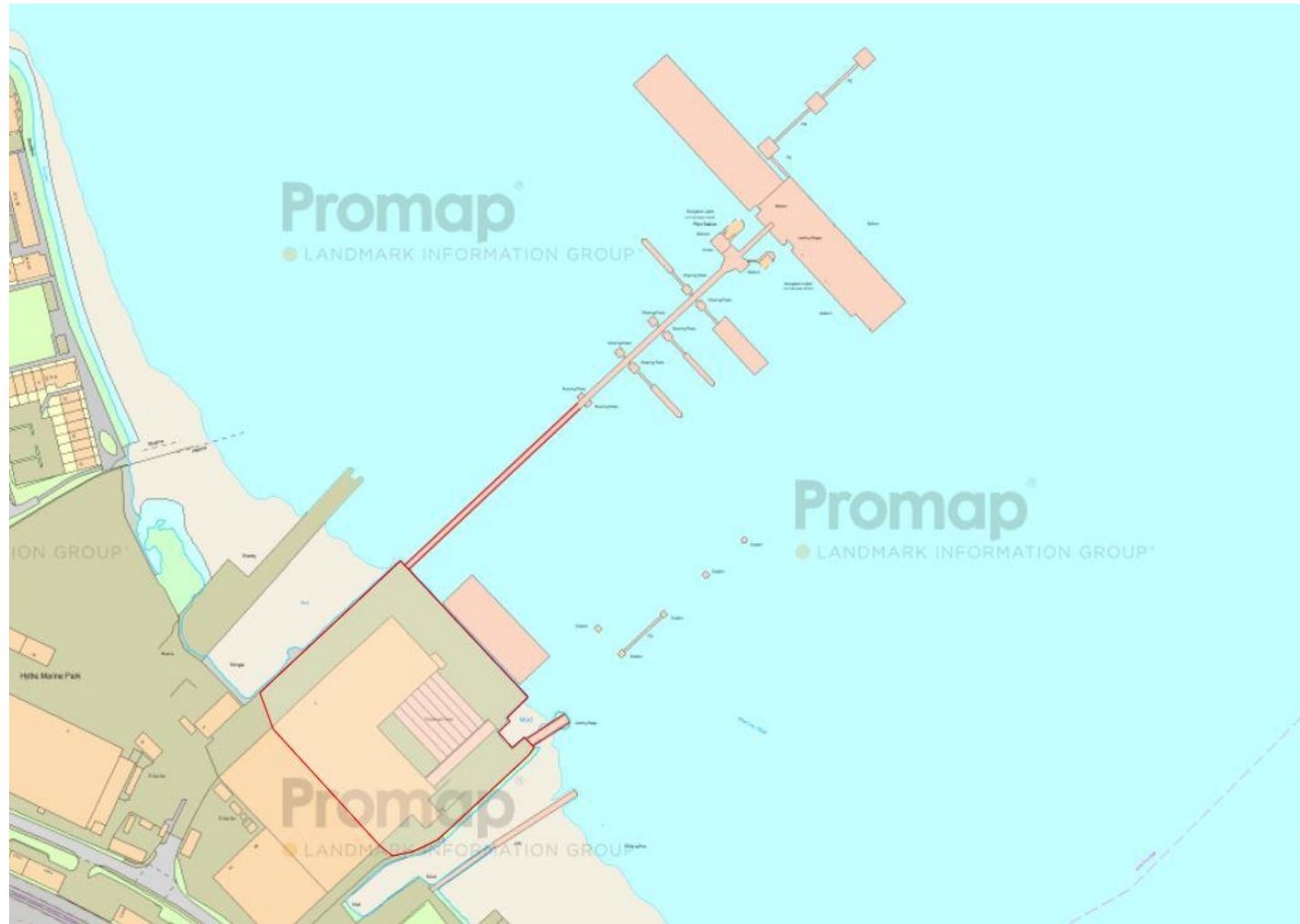
The rates are included in the rent.

### VAT

We are advised that VAT will be payable.







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## Location

Hythe Marine Park is a multi tenanted boatyard located on Shore Road, Hythe approximately 10 miles south west of Southampton City Centre, by road. Southampton Dock Gate 20 is 8.7 miles to the north east. The M27 J2 is approximately 9 miles north. Hythe Marine Park benefits from deep water access to Southampton Water.

*For all enquiries:*

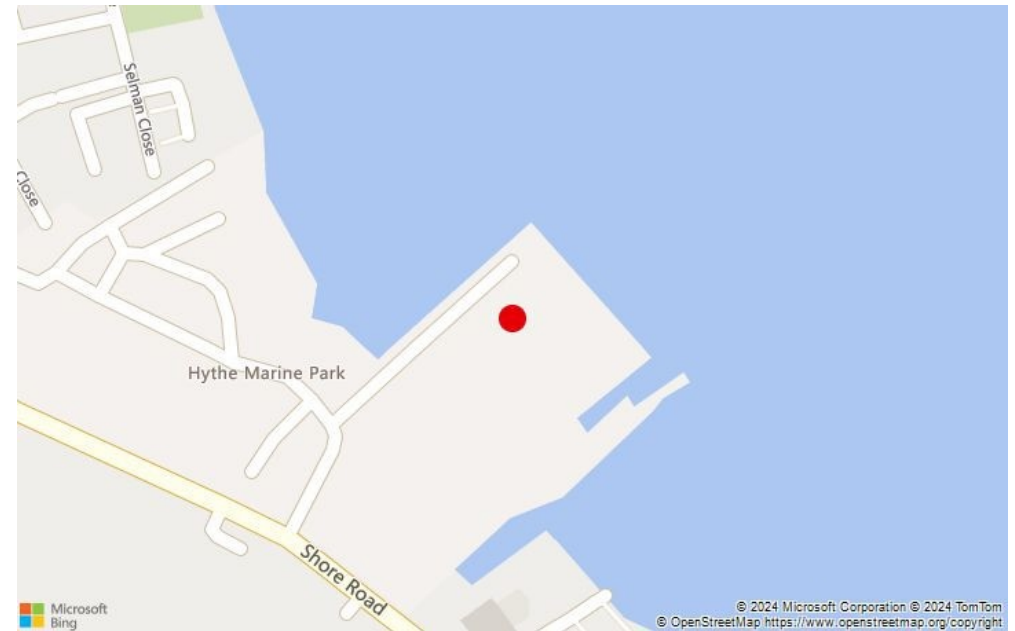
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## Map



## 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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