To Let

- Ideal for marine related business
- Flexible terms
- Two car parking spaces
- Eligible for 100% business rates relief



Keygrove
www.keygrove.com
023 8063 5333

Marina Office

549 sq ft (51 sq m)

21 Shamrock Way, Hythe Marina Village, Southampton, Hampshire, SO45 6DY

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Description

A first floor office in the heart of Hythe Marina Village.

The office benefits from central heating, LED lighting and perimeter trunking.

The unit has WC facilities, a kitchenette and two car parking spaces.

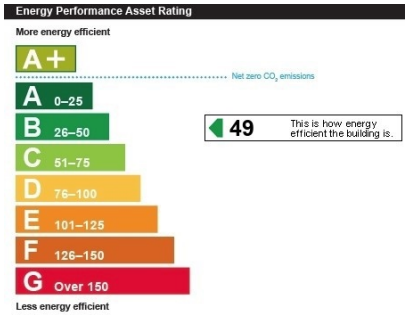
Please note that photos are from a previous letting and accurately reflect the condition upon handover.

Accommodation (Approximate NIA)

Floor	Area (sq ft)	Area (sq m)
Total	549	51

Energy Performance Certificate

EPC rating B49. A copy of the EPC is available on request.







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Terms

The office is available on a new effectively full repairing and insuring lease at an initial rent for £9,600 per annum.

Service Charge

There is a service charge payable. Further information is available on request.

Rates

We have obtained information from the Valuation Office website and we understand that the the Rateable Value is £8,400. We recommend that prospective tenants verify this with the Valuation Office.

VAT

We are advised that VAT will be payable.





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Location

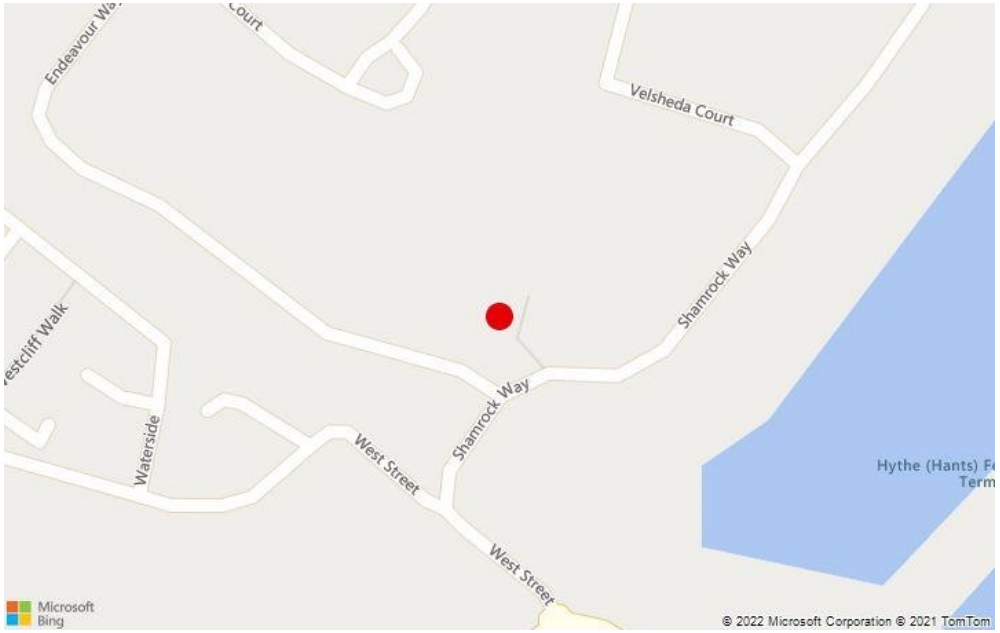
The properties are located in Hythe Marina Village which is just outside the centre of Hythe. Southampton city centre and the M27 Junction 2 are both 10 miles approx by road. The Hythe ferry runs frequent passenger services from Hythe Pier to Town Quay Southampton and takes 10 minutes approx.
Hythe Marina Village is a unique development of a 206 berth marina together with waterside homes, residents' berths, commercial offices, shops, restaurants and a hotel. The marina has extensive facilities and services including 24/7 staffing, lock access and security, showers, toilets and ample on-site car parking.

For all enquiries:

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Office: **023 8063 5333**
Mobile: **07976 677482**

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

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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