



**UNIT 9H SWANWICK MARINA, SWANWICK SHORE,
SOUTHAMPTON, SO31 1ZL**

OFFICE TO LET

1,264 SQ FT (117.43 SQ M)

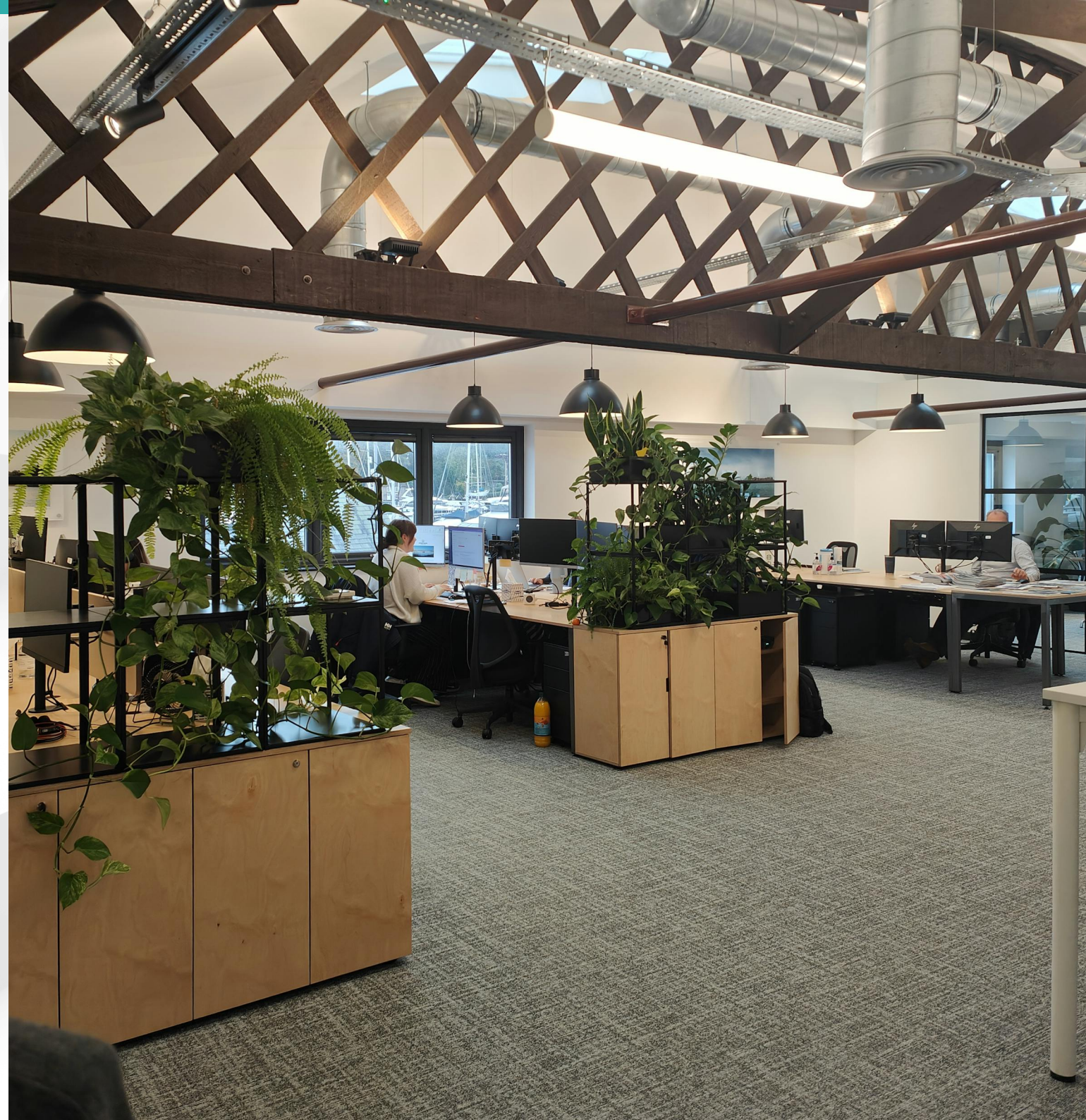


Summary

First Floor Open Plan Office

Available Size	1,264 sq ft
Rent	£35,392 per annum
Service Charge	£1,900 per annum
Car Parking	4 Parking Spaces
EPC Rating	D

- Open plan office
- Attractive waterfront location
- On site amenities including Café/Bistro
- Close to M27 & public transport links
- LED lighting
- Meeting room
- 4 Parking spaces

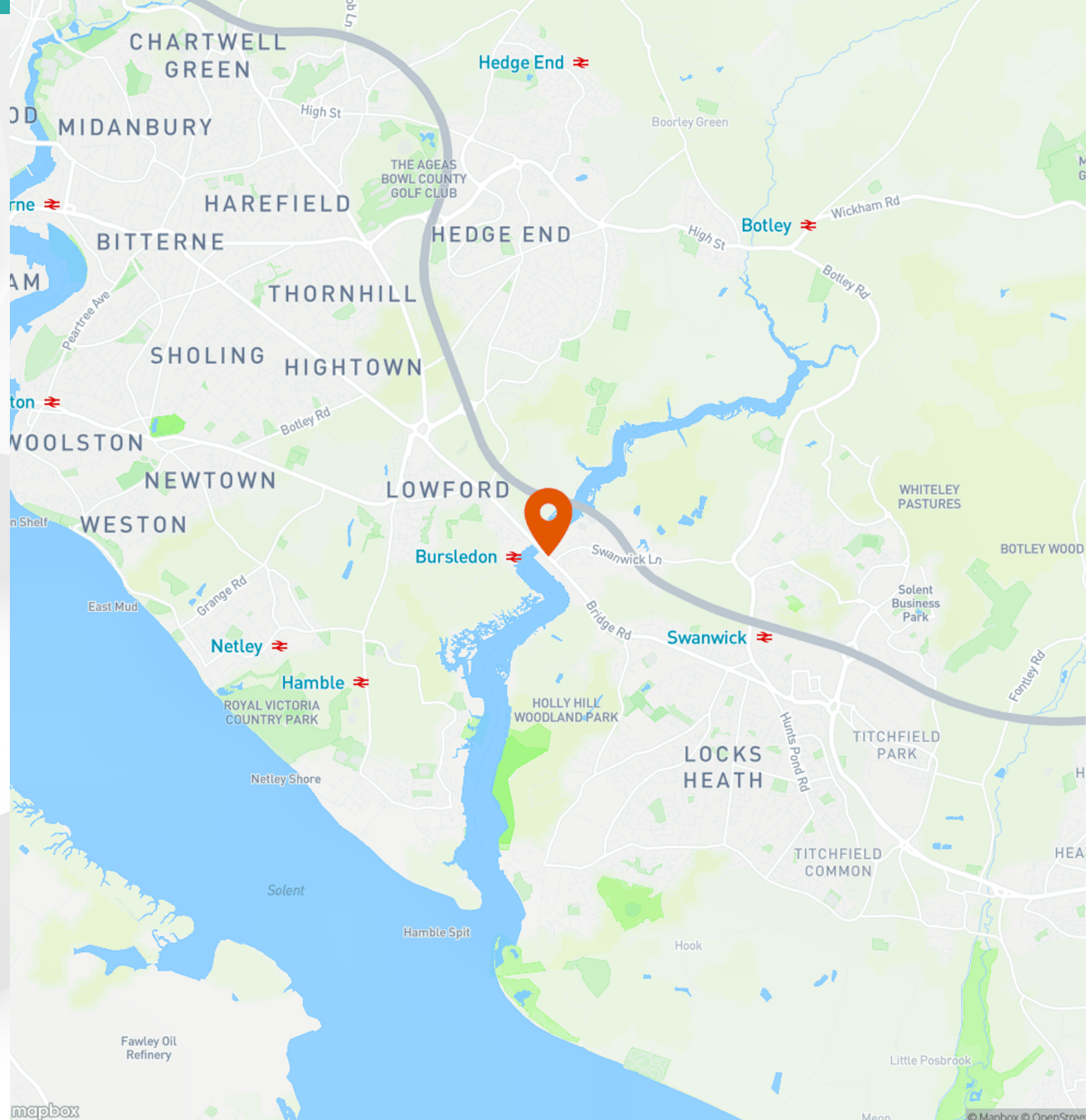


Location



Unit 9H Swanwick Marina
Swanwick Shore, Swanwick,
Southampton, SO31 1ZL

Swanwick Marinas is a well established modern marina located on the River Hamble and fronting the A27. Junctions 8 and 9 of the M27 are both within approx. 3 miles in either direction. Southampton is situated approx. 8 miles to the north west with Fareham and Portsmouth approx. 6 miles and 10 to the east respectively. Bursledon train station is only 11 mins (0.5 miles) walk.





Further Details

Description

The suite is situated in a modern two storey office/business complex within the popular Swanwick Marina. On offer is a first floor open plan office suite benefitting from:

- Kitchenette & meeting room
- Communal WCs & Shower facilities
- Parking
- LED lighting

Terms

A new 5 year lease is available on terms to be agreed. Rent reviews & rent deposit are to be agreed also.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from

the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



Enquiries & Viewings



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