



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

**OFFICE TO LET**

**1,264 SQ FT (117.43 SQ M)**

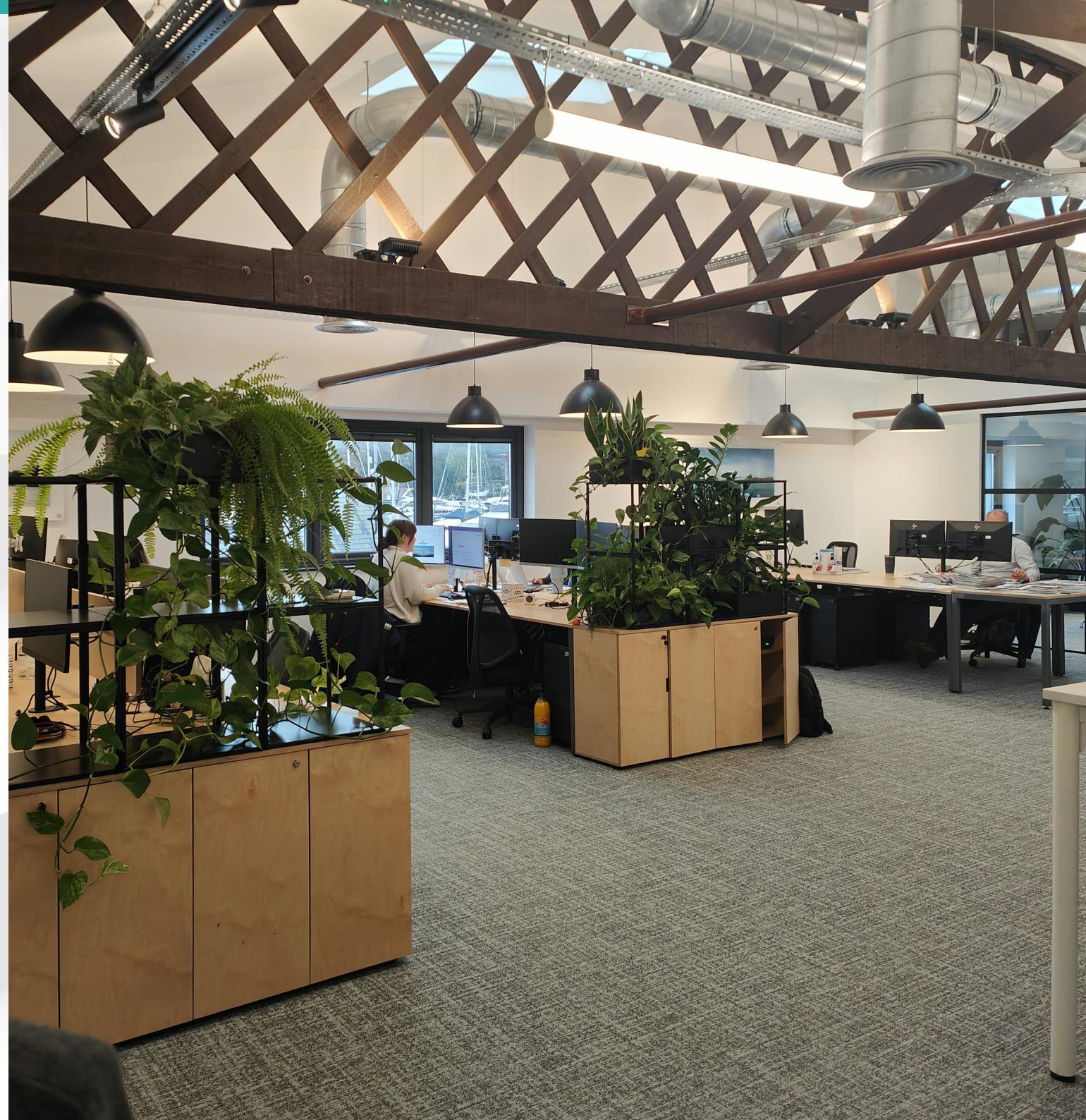


# Summary

## 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

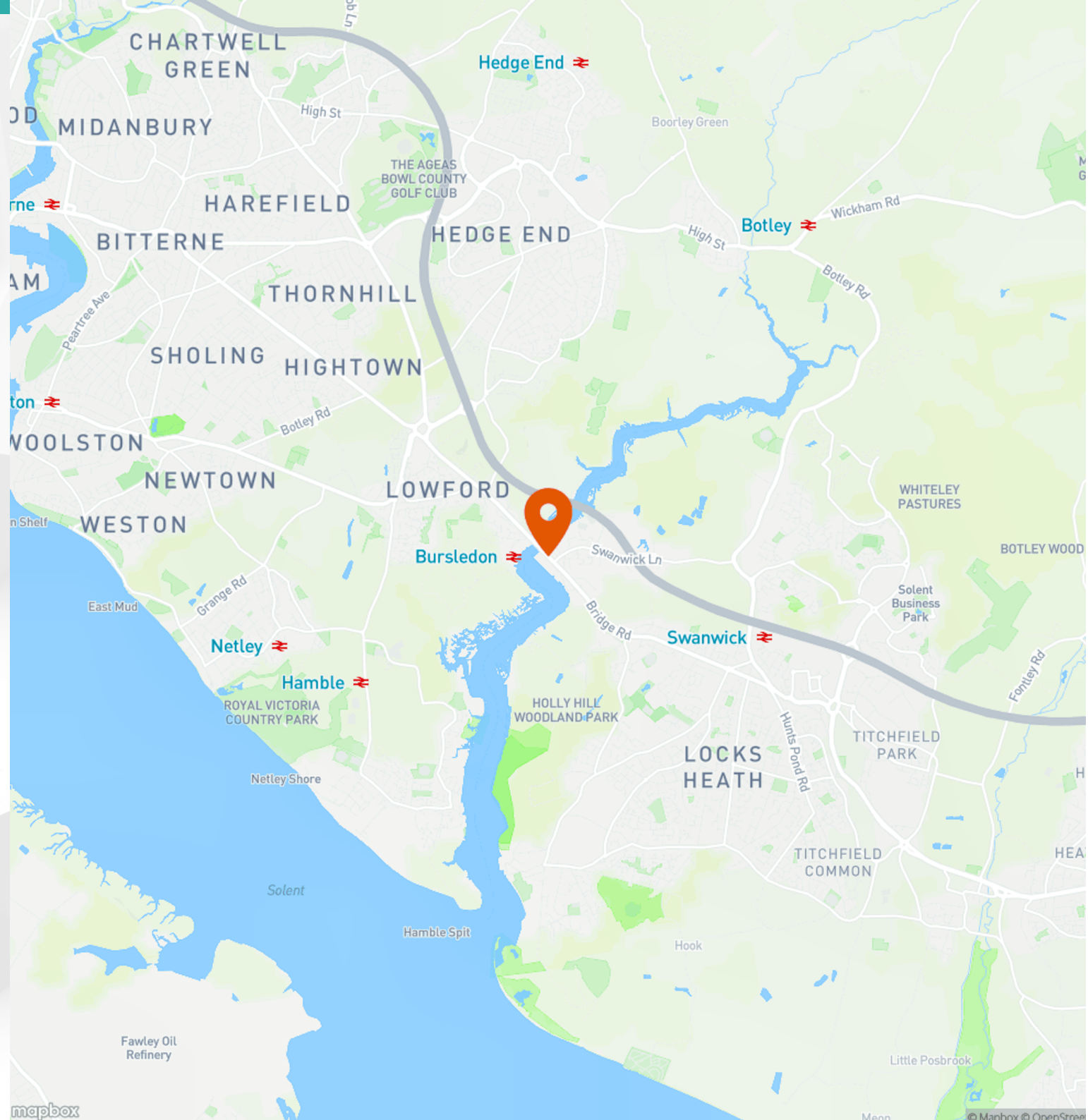


# Location



**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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