



UNITS 9 & 10 THE BOATYARD, SWANWICK MARINA, SOUTHAMPTON, SO31 1ZL

OFFICE TO LET

1,440 SQ FT (133.78 SQ M)



Summary

End of Terrace, First Floor Open Plan Office

Available Size	1,440 sq ft
Rent	£36,000 per annum
Rates Payable	£12,724.50 per annum
Rateable Value	£25,500
Service Charge	£4,478 per annum
EPC Rating	B (30)

- Open plan office
- Attractive waterfront location
- On site amenities including Café/Bistro
- Close public transport links
- Close to the M27
- Lift access for first floor

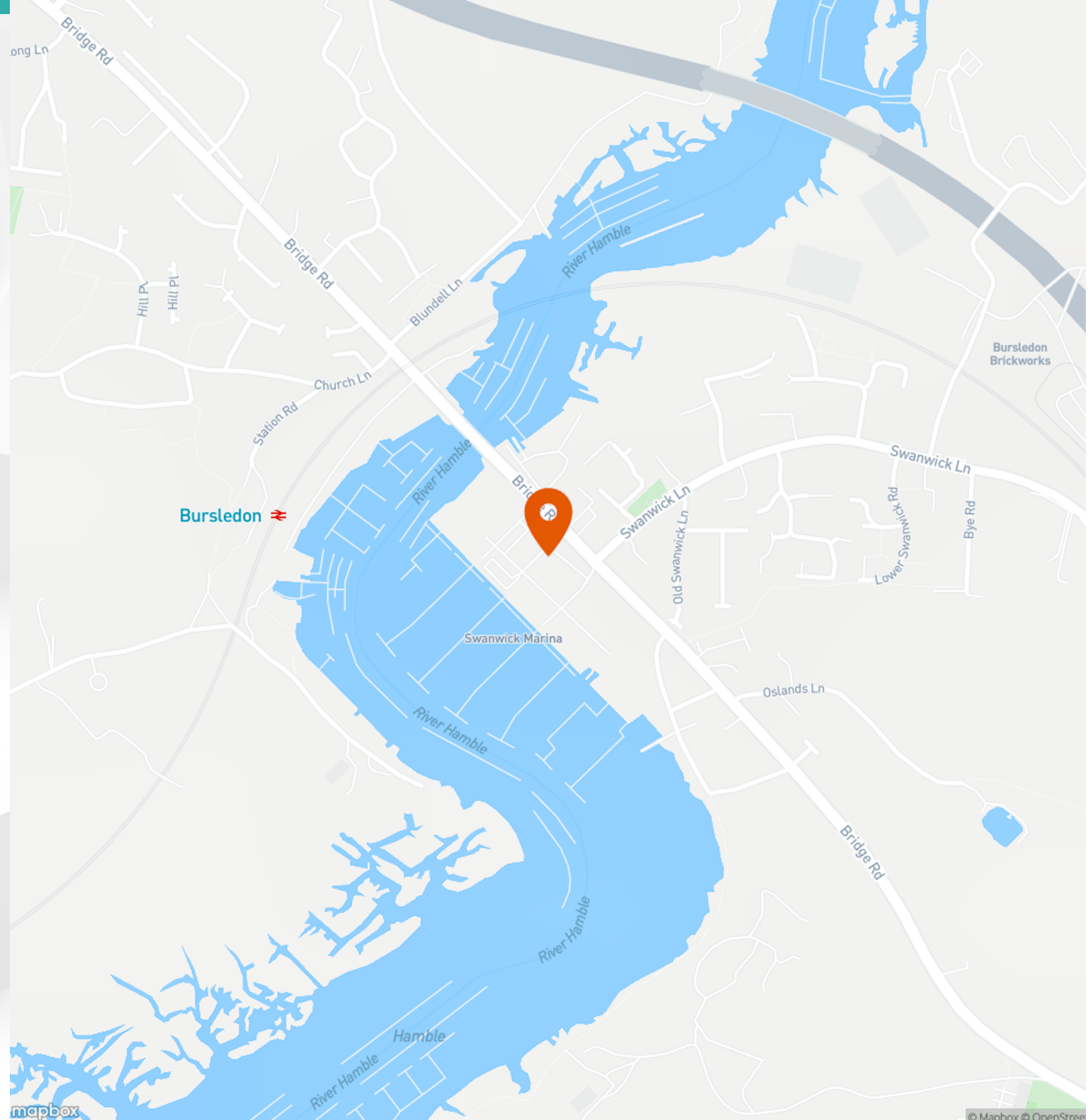


Location



**Units 9 & 10 The Boatyard
Swanwick Marina, Swanwick
Shore, 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 end of terrace first floor open plan office suite accessed via an external staircase benefitting from:

- Kitchenette
- Meeting room
- Communal WCs
- Shower facilities
- Parking
- Perimeter trunking
- Lift access to first floor
- On site Café/Bistro

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st	1,400	130.06
Total	1,400	130.06

Terms

A new 5 year lease is available on terms to be agreed.

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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**Vail
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