

Building 2 Unit 6
Shamrock Quay Marina
William Street, Southampton SO14 5QL



Self contained office unit of 450 sq.ft (41.81sq.m)
GUIDE: £8,000 per annum exclusive

Description: A ground floor office unit comprising two rooms

Property EPC Rating: E118

Rateable Value: £6,400 (source: voa.gov.uk)

Service Charge: Est 2019/2020 - £1,575.00

Shamrock Quay Marina

Shamrock Quay is a marina steeped in history, taking its name from the famous J-class yacht, *Shamrock V*. This 255 berth marina is a major centre for refit and boat building with many specialist trades on site, as well as a bar, restaurant, cafe and shops. The Marina now boasts a 70 metre specialist superyacht berth, a 60 metre visitor berth and a shower and toilet block featuring a purpose-designed facility for disabled berth holders. Southampton City Centre is approximately 1.4 miles away and the M27 motorway can be accessed at junctions 5 and 7.



For further information and viewing arrangements:

Viewing is strictly by confirmed appointment with MDL Estates. Prior to making an appointment to view, MDL Estates strongly recommend that you discuss any points which are likely to affect your interest in the property with a member of MDL Estates staff. For further information or to arrange a viewing please contact:

Graham Nash B.Ed (Hons) MIWFM

Mobile 07483 918981

Email g.nash@mdlmarinas.co.uk

IMPORTANT NOTICE

The Code for Leasing Business Premises in England and Wales 2007

The Code for Leasing Business Premises in England and Wales 2007 recommends you seek professional advice before agreeing a business tenancy. The code is available through professional institutions and trade associations or through the website www.leasingbusinesspremises.co.uk

MDL Estates give notice that:

1. They make no representations or warranties in relation to the property either here or elsewhere. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and MDL Estates have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.