

Unit 2A, Building 3  
Shamrock Quay Marina  
William Street, Southampton SO14 5QL

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1,549sq.ft. (143.9sq.m.)  
GUIDE: £10,000 per annum

Description: A ground floor workshop/storage unit. The space comprises a workshop with double doors plus attached office with separate pedestrian entrance.

Property EPC Rating: E118

Rateable Value: £10,000 (source: voa.gov.uk)

Service Charge: Est 2019/2020 - £1,850.00



### **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**

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### **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](http://www.leasingbusinesspremises.co.uk)

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