



MDL Estates

A Division of MDL Marinas Group PLC

SHAMROCK QUAY UNITS 7/8 BUILDING 2



Shamrock Quay

William Street, Southampton, Hampshire, SO14 5QL

- A Range of Office and Workshop Units (Subject to Availability)
- Flexible Lease Terms Available
- Water Access
- Marina Facilities
- Boat Lifting and Hard Standing Area
- Extensive Marine Trades and Services
- 63 Ton Travel Hoist / 47 Ton Boat Mover / 3 Ton Jib Crane

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Registered Number 01949111 England

www.mdlestates.co.uk



Shamrock Quay

Shamrock Quay is a marina steeped in history, taking its name from the famous J-class yacht, *Shamrock V*, which was built on this site in 1931 to challenge for the America's Cup. This 255 berth marina is still 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 1.4miles away and the M27 motorway can be accessed at junctions 5 and 7 within approximately 4.2 and 4.5 miles respectively.

The marina offers extensive facilities and services including 24 hour staffing and security all year round, showers, toilets and on-site car parking and in addition provides:

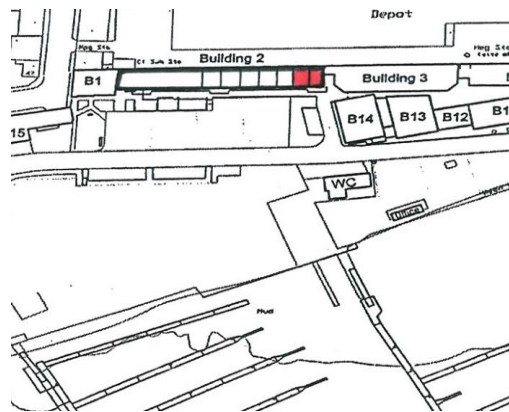
- 255 berths
- Max LOA: 60m
- Boat lifting and hard standing area
- 63 Ton Travel Hoist / 47 Ton Boat Mover
- 3 Ton Jib Crane
- Extensive marine trades and services
- Chandlery
- Laundry facilities
- Shops
- Bar and restaurant

Properties Available To Let

Subject to Availability & Contract

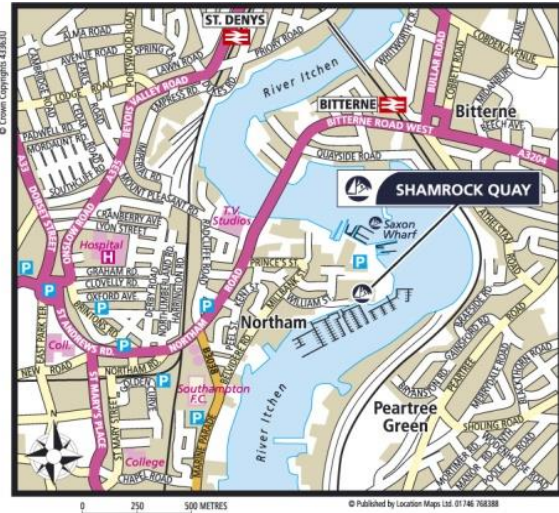
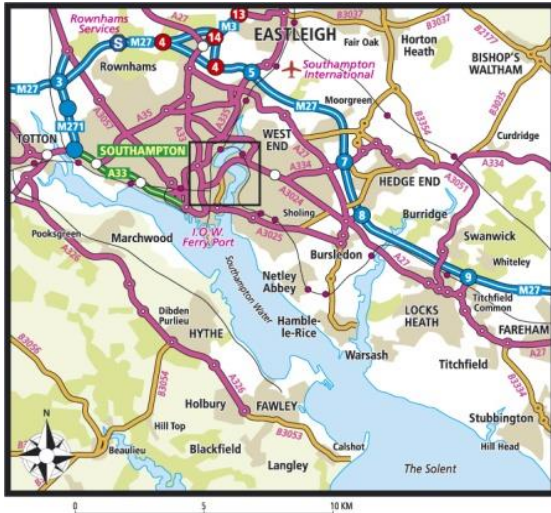
Property	Use	Accommodation	Asking Rent Per Annum (Exc VAT)	Rateable Value*	Approximate Service Charge Payable Per Annum (Exc VAT)	EPC
Unit 7/8, Building 2	Ground floor office	83.59sq.m (900sq.ft)	£15,000	£11.750	£3,159	E - 106

*Source: voa.gov.uk. We would recommend undertaking your own research for clarification.



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Not to Scale

Terms

Properties are available to let on standard terms comprising a 6 year lease term with 3 yearly rent reviews or a 3 year lease. Flexible terms are available on request. A rent deposit equivalent to six months' rent will be payable.

EPCs for all properties available on request.

Legal Costs

The incoming tenant to pay the landlord's reasonable legal costs.

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 particular points which are likely to affect your interest in the property with a member of MDL Estates staff who has seen the property in order that you do not make a wasted journey. For further information please contact:

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Updated: April 2019

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.



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