



## UNIT 12

Saxon Wharf Marina, Lower York Street, Southampton SO14 5QF



MDL MARINA  
ESTATES



## Saxon Wharf Marina

Situated on Southampton's River Itchen, just north of Shamrock Quay, Saxon Wharf is a marine trade centre offering outstanding facilities for superyachts and other large craft. It hosts a 200 tonne boat hoist, one of the largest in the UK and heavy duty, fully serviced pontoons, capable of accommodating boats up to 80m in length. It also providing ample space for secure storage ashore. Close to Southampton City Centre, with easy motorway access, Saxon Wharf is an ideal location for marine trade business and services.

## Workshop/office unit

345 sq ft (32 sqm)

£4,250 per annum

### Description

A ground floor workshop/office unit

**Property EPC Rating:** E125

**Rateable Value:** £1,775 (source: voa.gov.uk)

**Service charges:** £490 (estimate for 2019/2020)

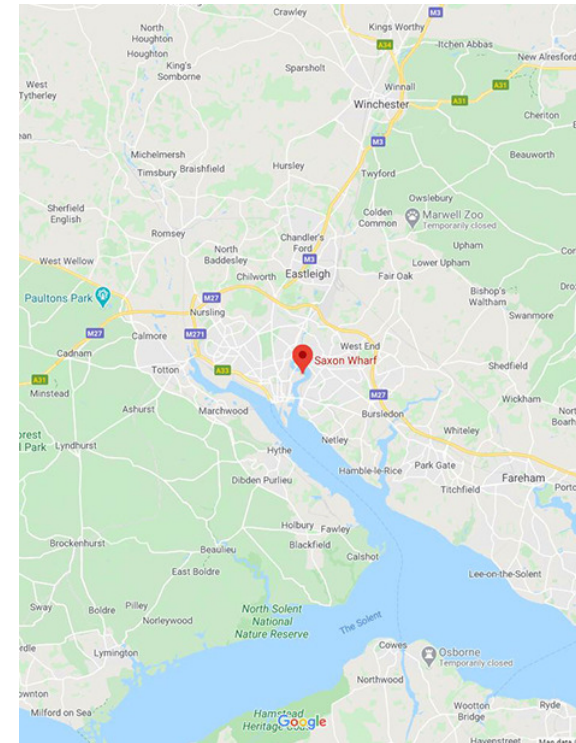
**Legal Costs:** The ingoing tenant to pay the landlord's reasonable legal costs.

**For further information or to arrange a viewing please contact:**

Graham Nash B.Ed (Hons) MIWFM

Mobile 07483 9189981

Email g.nash@mdlmarinas.co.uk



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.

### 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)

#### 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.

