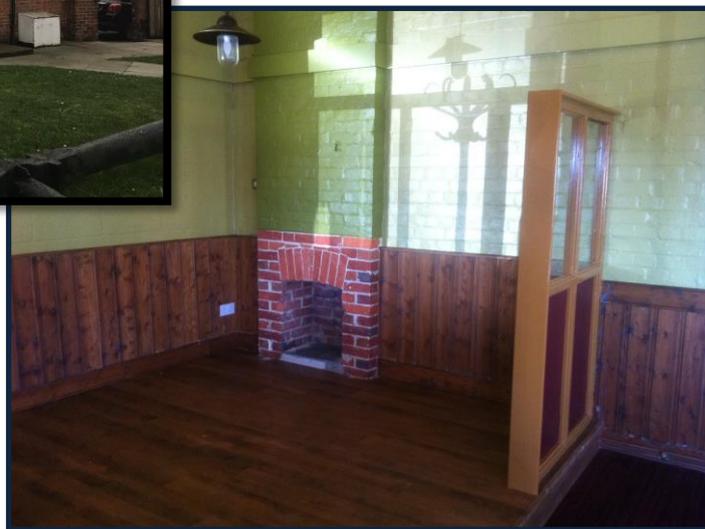




MDL Estates

A Division of MDL Marinas Group PLC

**Unit 1, Building 15
(Ground floor unit)
Shamrock Quay Marina
William Street, Northam, Southampton SO14 5QL**



**1,200sq.ft (111sq.m)
GUIDE: £20,000 per annum**

Description

Outlook House | School Lane | Hamble Point | Hamble | Southampton | SO31 4NB

☎ +44(0)845 600 1813 | estates@mdlmarinas.co.uk

Registered Number 01949111 England



Located close to the entrance to Shamrock Quay the building is suitable for office or potentially catering or retail use. The unit is ground floor only and is accessible to all. There is an outside area suitable with consent, for parking or as a terrace.

Please note quoted guide rent excludes VAT, business rates, any applicable service charges and all other outgoings.

Property EPC Rating: C-59

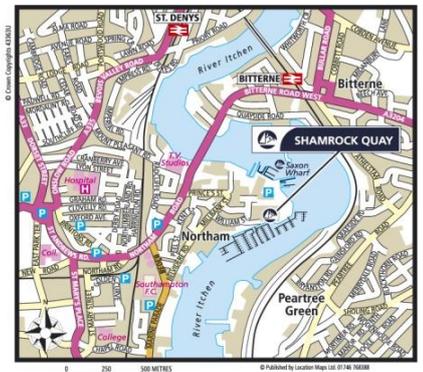
Rateable Value: £12,250 (source: voa.gov.uk)
Interested parties are advised to make their own enquiries.



Service Charge estimate for current year 2019/2020 £1,425.00

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 cafe and shops. Southampton City Centre is approximately 1.4 miles away and the M27 motorway can be accessed at junctions 5 and 7 within approximately 4.2 and 4.5 miles respectively.



Not to scale

Arrange a Viewing

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 or to arrange a viewing please contact:

Graham Nash Estates Manager

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.



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