

Building 2 (ENDEAVOUR BUILDING)



SHAMROCK QUAY MARINA, SOUTHAMPTON, SO14 5QL

DESCRIPTION



UNIT SIZE
450 sqft (41.80 sq.m)

RENT
£7,500 pax (subject to contract)

DESCRIPTION

The Endeavor Building (Building 2) is the principal office building at Shamrock Quay Marina. The building offers high quality office suites at various sizes, boasting views of the Marina and River Itchen, and a short journey to Southampton's City Centre and the M27.

RATEABLE VALUE

The rateable value will need to be re-assessed

EPC

Multiple (see table below)

TERMS

A new full repairing and insuring lease upon terms to be agreed at a rent of £10 per sq ft. Exclusive of all other outgoings

SERVICE CHARGES

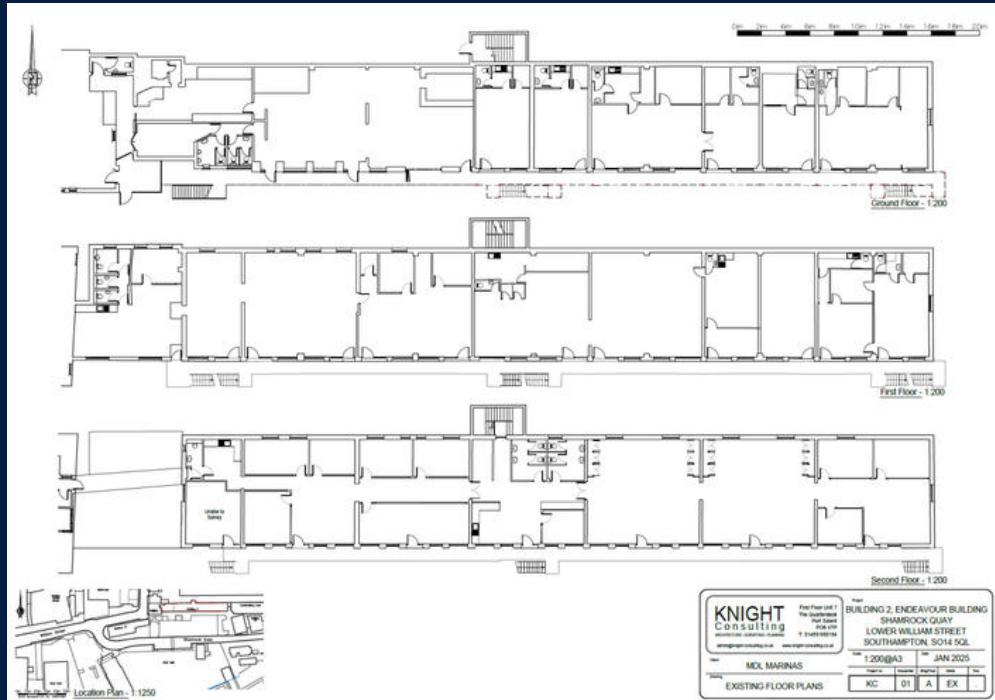
A building service charge and estate service charge are payable. Further details on request.

VAT

All figures quoted are exclusive of VAT

LEGAL COSTS

On application



AVAILABILITY



UNIT	SIZE (SQ.FT.)	QUOTING RENT PER ANNUM*	SERVICE CHARGE*	RATEABLE VALUE (2026)	EPC
UNITS 9A, 9B, 10, 11 ✓ Under Offer	2,700	£10 per sqft	£3,133	£27,000	B43
UNITS 19 - 20 ✓ Under Offer	1,884	£10 per sqft	£2,191	£18,840	B38
UNITS 21 - 24	ENQUIRE FOR MORE INFORMATION ON THIS UNIT				B38

*Quoting rents are pax,
and subject to contract

*Service charge figures
per annum, and are an
estimate for 2025/2026

EXISTING OCCUPIERS



L A T E R A L

Fresh Fish



SHAMROCK QUAY

MARINA INFORMATION

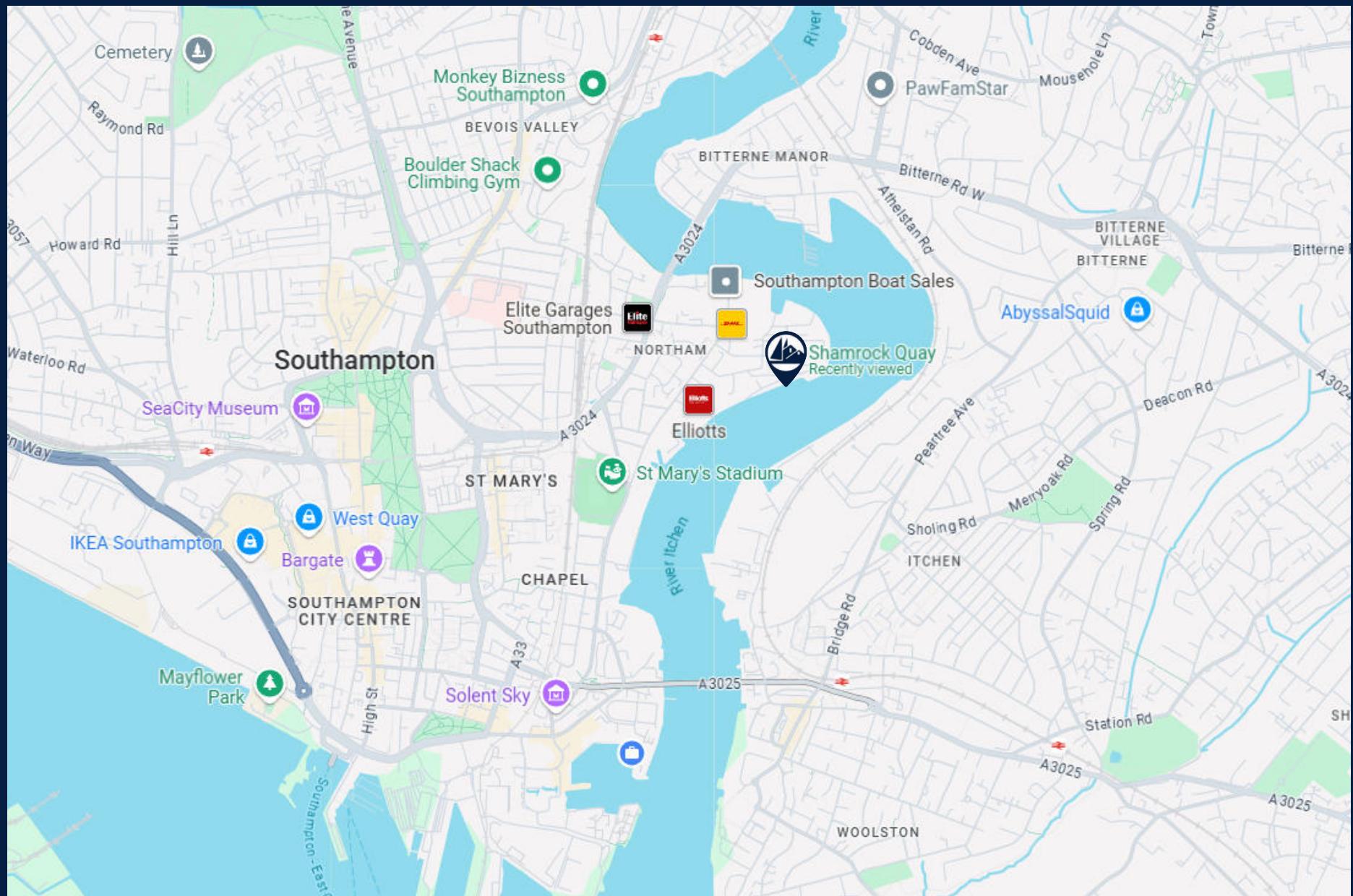


Shamrock Quay Marina, rich in maritime history, owes its name to the famous J-class yacht Shamrock V, which had its first major refit here in 1967. Today, this 255-berth marina remains a bustling hub for boat building and refit services, hosting a variety of specialist trades to meet every marine need.

The marina's extensive boatyard provides everything needed for boat maintenance and repairs, with storage ashore for over 200 boats, a 75-ton travel hoist, and a new 25-ton boat mover. All lifting is managed by MDL's professional, highly qualified team, ensuring the safe handling of every vessel. With over 25 on-site companies offering services from sail making and engineering to a fully stocked chandlery, Shamrock Quay is a convenient one-stop destination. The marina also features modern facilities, including a café, a stylish menswear store, and The Bistro Shamrock Quay, along with a 70-metre superyacht berth and a 60-metre visitor berth, catering to boats and owners of all sizes.



LOCATION



CONTACT US

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The CBRE logo, consisting of the letters 'CBRE' in a large, bold, white sans-serif font.

IMPORTANT NOTICE:

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. 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:

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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. October 2024