

3,308.2 SQM
(35,610 SQ FT)

4 Ocean Way

4 Ocean Way, Southampton, SO14 3TJ



MDL MARINAS

Versatile opportunity

– All options explored



Generous
on-site parking



Prominent
location



Excellent public
transport links



Connectivity to
City centre



Prime Location

Situated in the vibrant Ocean Village, known for its marina, hotels, restaurants, and high-end residential developments, this property enjoys high footfall from residents, tourists, and professionals working in the surrounding area.

The setting offers a unique blend of lifestyle and business, with strong connectivity to Southampton city centre, excellent public transport links, and nearby parking facilities.

This well-established waterfront destination attracts year-round activity and is home to a growing number of corporate occupiers and leisure operators, making it an ideal location for a wide range of commercial uses.

* The Landlord holds a significant number of parking spaces within Ocean Village, a proportion of which can be made available subject to separate negotiation.



The Opportunity

Ocean Way offers a rare chance to repurpose a substantial leisure complex in the heart of Southampton’s Ocean Village. Spanning approximately 3,308 sq m (35,610 sq ft) across multiple levels, the building provides flexible space ideal for a wide range of commercial, leisure, or mixed-use redevelopment.

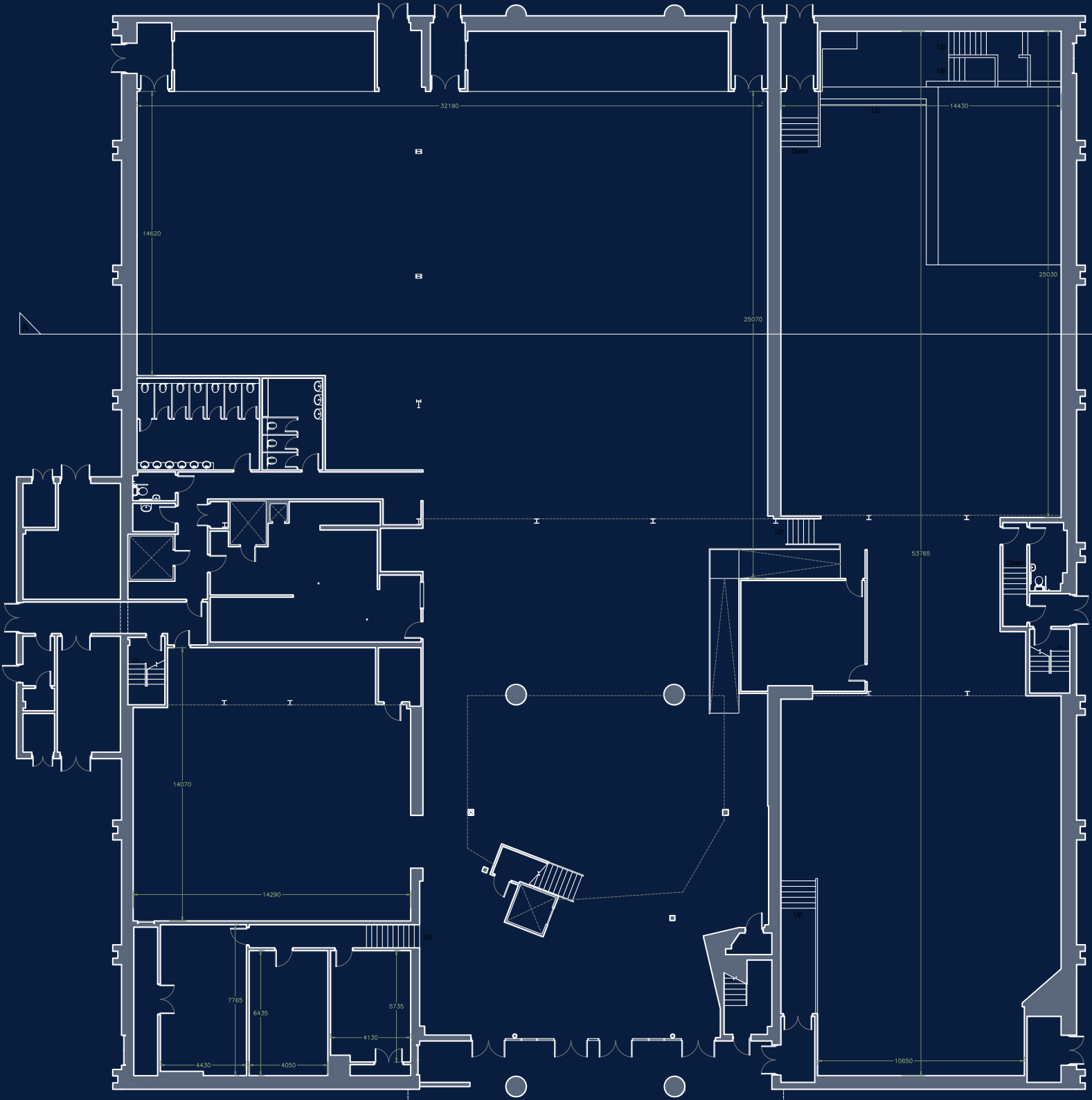
Positioned in a vibrant waterfront location with strong footfall from residents, tourists, and nearby businesses, the property benefits from excellent visibility and connectivity.

Its generous proportions, high eaves, and open-plan layout support a variety of uses, from fitness and entertainment to workspace, retail, food, or sports (subject to planning).

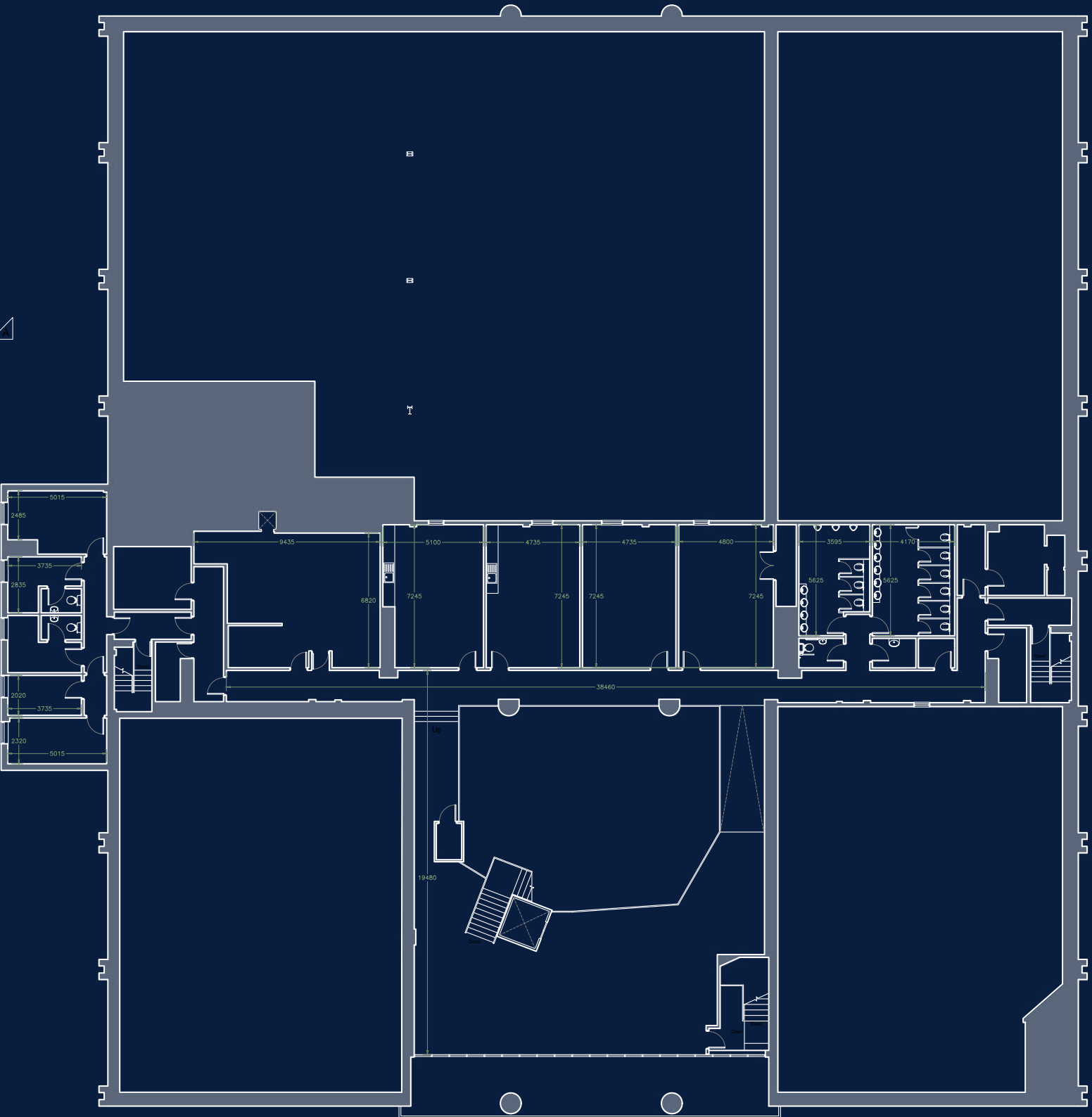
With rising demand for experiential, wellness, and sustainable urban concepts, 4 Ocean Way is well placed to meet evolving market needs and play a key role in the continued growth of Ocean Village.

GROSS INTERNAL AREAS	SQ FT	SQ M
Ground Floor	28,137.9	2,614.1
First Floor	7,471.2	694.1
TOTAL	35,610	3,308.2

Ground Floor



First Floor





HARBOUR
SOUTHAMPTON

Ocean Village
Marina

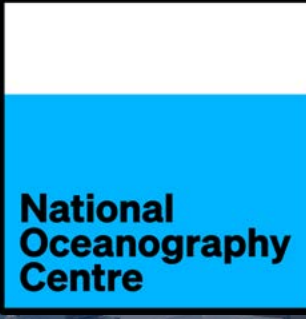
TESCO
Express

Harbour Lights
Picture House

Enterprise House

Ocean Way

Empress Dock



Ocean Village
Multi Story Car Park

Canute Way

Further Information

VAT: All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS: Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES: For business rating information please visit the Valuation Office Agency website: www.voa.gov.uk.

TERMS: Rent on Application. Available by way of a new Full Repairing and Insuring Lease for a term to be agreed.

EPC: D (80)

Viewing & Further Information:

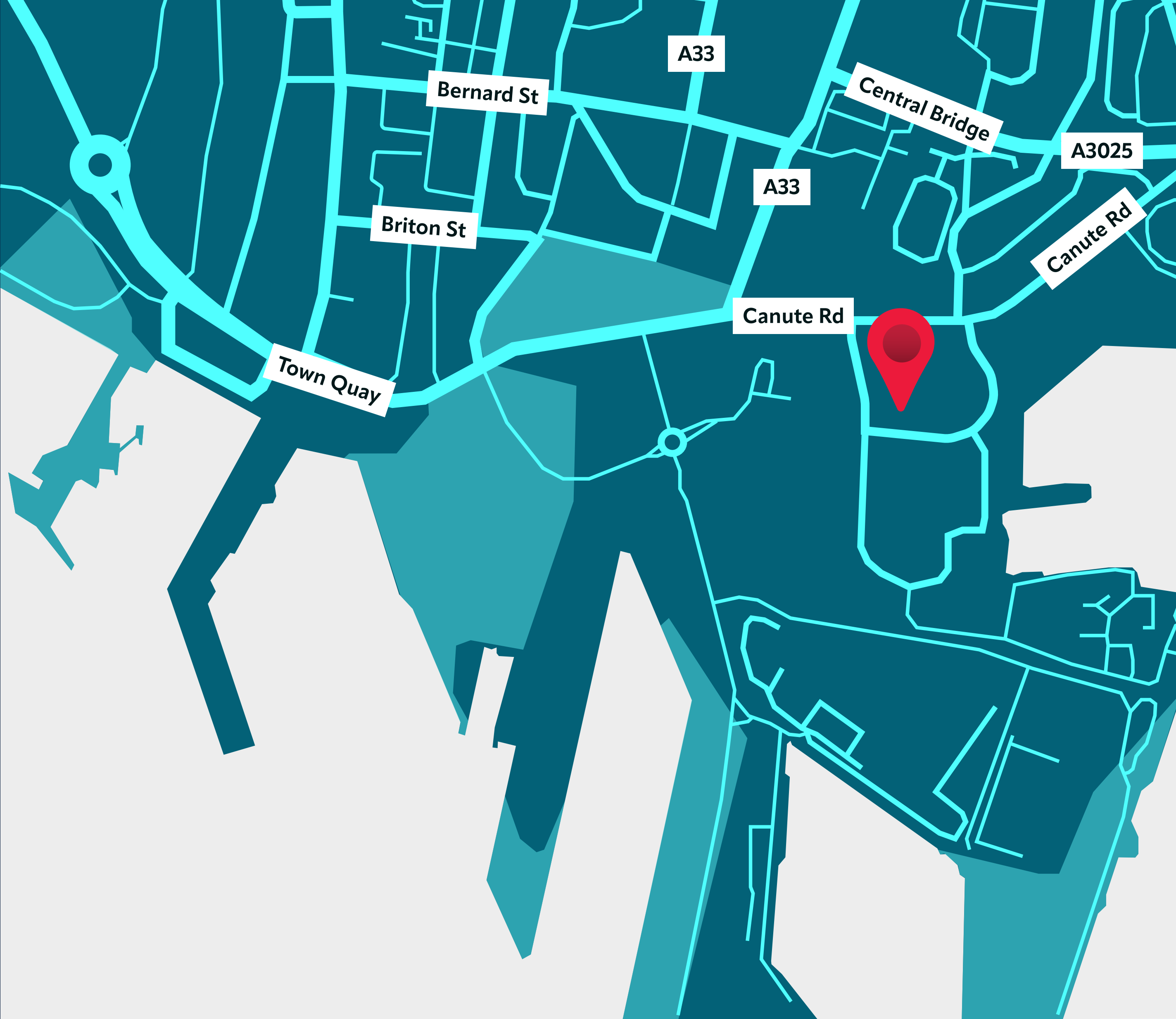
Viewing strictly by prior appointment:



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DISCLAIMER: The vendors and its agents hereby give notice that to the extent permitted by law (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. (ii) all descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but their accuracy is not guaranteed and any intending purchaser, lessee, mortgagee or other interested person should not rely on them as statements or representations of fact and must satisfy themselves by inspection, enquiries or otherwise as to the correctness of each of them. (iii) no person in the employment of the Vendors or its agents has the authority to make or give any representation of warranty whatever in relation to this property. Subject to Contract and exclusive of VAT. LSH 2025.



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