



Shamrock Quay Marina various units from 450sqft

William Street, Northam, Southampton SO14 5QL



MDL MARINA
ESTATES



Shamrock Quay Marina

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 café 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.

- 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

Building 2 First-floor office Unit 16
 450 sq ft (41.80 sqm)
 £9,000 per annum exclusive

Property EPC Rating: D81

Rateable Value: £6,100

Service charges: £1,900

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

Building 2 Ground floor Unit 2
 450 sq ft (41.80 sqm)
 £9,000 per annum exclusive

Property EPC Rating: C68

Rateable Value: £5,700

Service charges: £1,900

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



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.leasebusinesspremises.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.

Building 14 Unit 1
600 sq ft (55.70 sqm)
£9,000 per annum exclusive

Property EPC Rating: E105

Rateable Value: £7,600

Service charges: £204

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

Building 2 Unit 6
450 sq ft (41.80 sqm)
£9,000 per annum exclusive

Property EPC Rating: E118

Rateable Value: £6,800

Service charges: £1,900

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

Description

A range of office and workshop units (subject to availability).

- Flexible lease terms available
- Water access
- Marina facilities

For further information or to arrange a viewing please contact:

Graham Nash
Estates Manager
Mobile 07483 9189981
Email g.nash@mdlmarinas.co.uk

