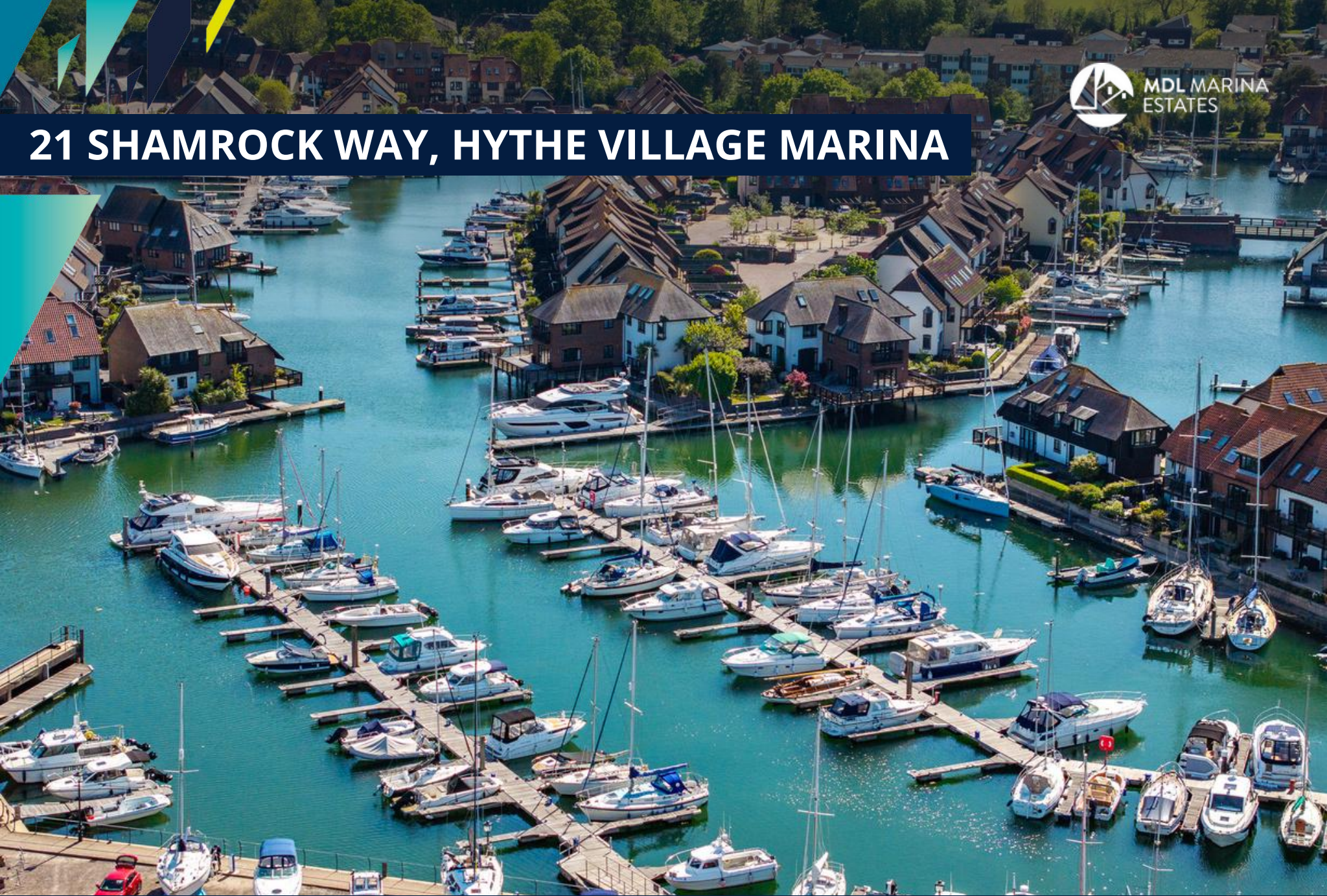




MDL MARINA
ESTATES

21 SHAMROCK WAY, HYTHE VILLAGE MARINA



HYTHE VILLAGE MARINA, SOUTHAMPTON, SO45 6DX

DESCRIPTION



UNIT SIZE

681 sqft (63.27 sq.m)

RENT

£9,600 pax

DESCRIPTION

A first floor office in the heart of Hythe Marina Village. The office benefits from central heating, LED lighting and a perimeter. The Unit has WC facilities, a kitchenette and two car parking spaces

RATEABLE VALUE (2026)

We have obtained information from the Valuation Office website and we understand that the the Rateable Value is £8,400. We recommend that prospective tenants verify this with the Valuation Office.

EPC

B49

TERM

The office is available on a new effectively full repairing and insuring lease at an initial rent for £9,600 per annum.

SERVICE CHARGE

There is a service charge payable. Further information is available on request.

VAT

We are advised that VAT will be payable.

LEGAL COSTS

On application

MARINA INFORMATION



Hythe Marina Village offers a distinctive waterside setting on Southampton Water, providing easy access to the Solent and some of the South Coast's most popular cruising destinations. Its 24-hour lock operation provides convenient access throughout the year, while nearby Hythe Village and the New Forest make it an attractive base both on and off the water.

The 206-berth marina offers an excellent range of facilities, with berthing for vessels up to 16 metres alongside fuel, boat lifting, storage ashore, a 40-ton boat hoist, slipway and on-site marine services. The marina village is also home to restaurants, a hotel, fitness studio, beauty salon and other amenities, creating a unique environment for berth holders and visitors alike.



EXISTING OCCUPIERS



Boathouse
HOTEL & RESTAURANT



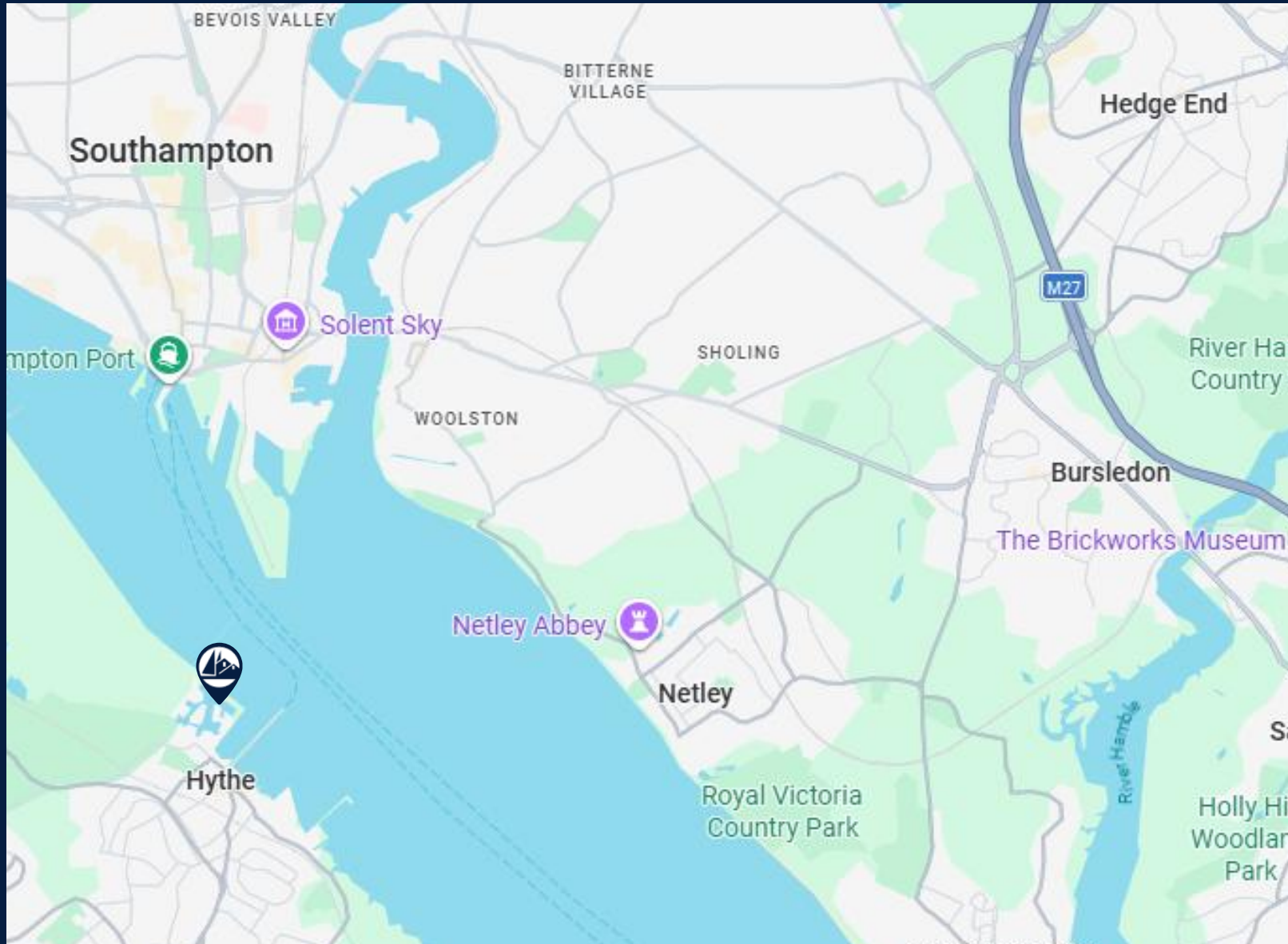
OR
THE OCEAN ROOMS



Integr^{el}
solutions



LOCATION



CONTACT US

James Allen

Email: ja@keygrove.com

Direct Dial: 023 8083 5962



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:

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. October 2024