

# To Let

- Ideal for marine related business
- Flexible terms
- Car parking on site



## Marina Office with Stunning Views

1,247 sq ft (115.85 sq m)

26/27 Shamrock Way, Hythe Marina Village, Southampton, Hampshire, SO45 6DY

## Description

A first floor office which could be split into two smaller office suites in the heart of Hythe Marina Village. The office benefits from marina views, balcony space, central heating, category 2 lighting and perimeter trunking. They would suit a variety of small office users. There are four car parking spaces, two per office.

## Accommodation (Approximate NIA)

Floor	Area (sq ft)	Area (sq m)
<b>Total</b>	<b>1,247</b>	<b>115.85</b>

## Energy Performance Certificate

EPC rating D-88. A copy of the EPC is available on request.



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Hampshire, SO45 6DY

### Terms

The premises are available on a new full repairing and insuring lease at an initial rent of £19,800 per annum exclusive.

### Service Charge

There is a service charge payable in respect of this property. The 2021 service charge was £8706.57 including VAT for both properties.

### Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £15,100. We recommend that prospective tenants or purchasers verify this with the Valuation Office.

### VAT

We are advised that VAT will be payable.



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## Location

The property is located in Hythe Marina Village which is just outside the centre of Hythe. Southampton city centre and the M27 Junction 2 are both 10 miles approx by road. The Hythe ferry runs frequent passenger services from Hythe Pier to Town Quay Southampton and takes 10 minutes approx.

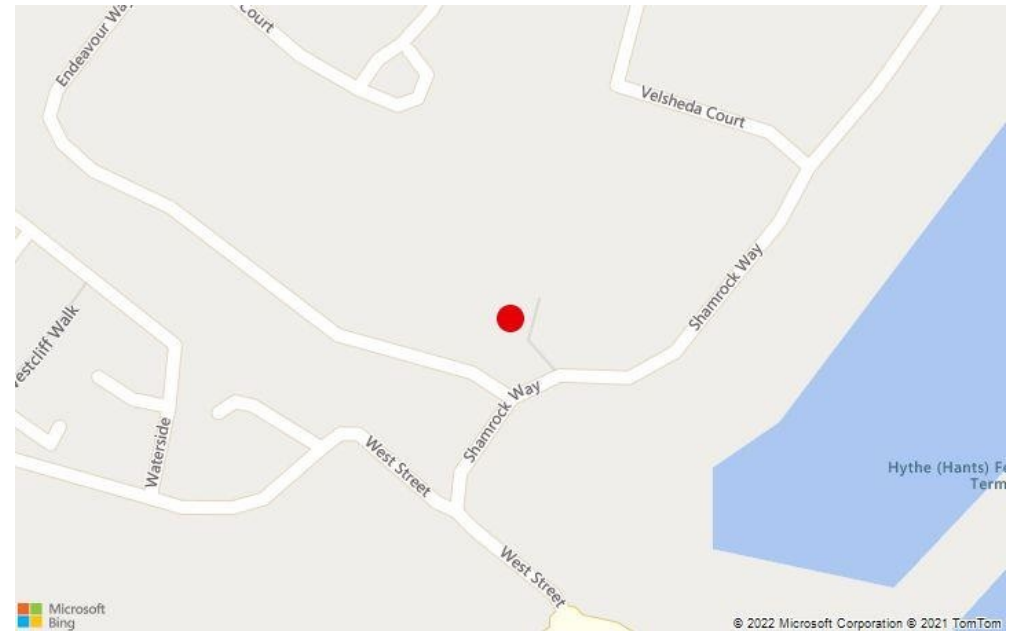
Hythe Marina Village is a unique development of a 206 berth marina together with waterside homes, residents' berths, commercial offices, shops, restaurants and a hotel. The marina has extensive facilities and services including 24/7 staffing, lock access and security, showers, toilets and ample on-site car parking.

*For all enquiries:*

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## Map



## Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at [https://www.rics.org/globalassets/code-for-leasing\\_ps-version\\_feb-2020.pdf](https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf)

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

**Misrepresentation Act 1967** - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

**Finance Act 1989** - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

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