



**24-25, PREMIER UNIVERSAL MARINA AND BOATYARD,  
SOUTHAMPTON, SO31 7ZN**

OFFICE TO LET

836 SQ FT (77.67 SQ M)





# Summary

## First Floor office space with River Hamble views - TO LET

Available Size	836 sq ft
Rent	£16,750 per annum
Rates Payable	£5,613.75 per annum
Rateable Value	£11,250
Service Charge	£1,082 per annum
Car Parking	2 parking spaces with the ability to purchase additional spaces
EPC Rating	B (50)



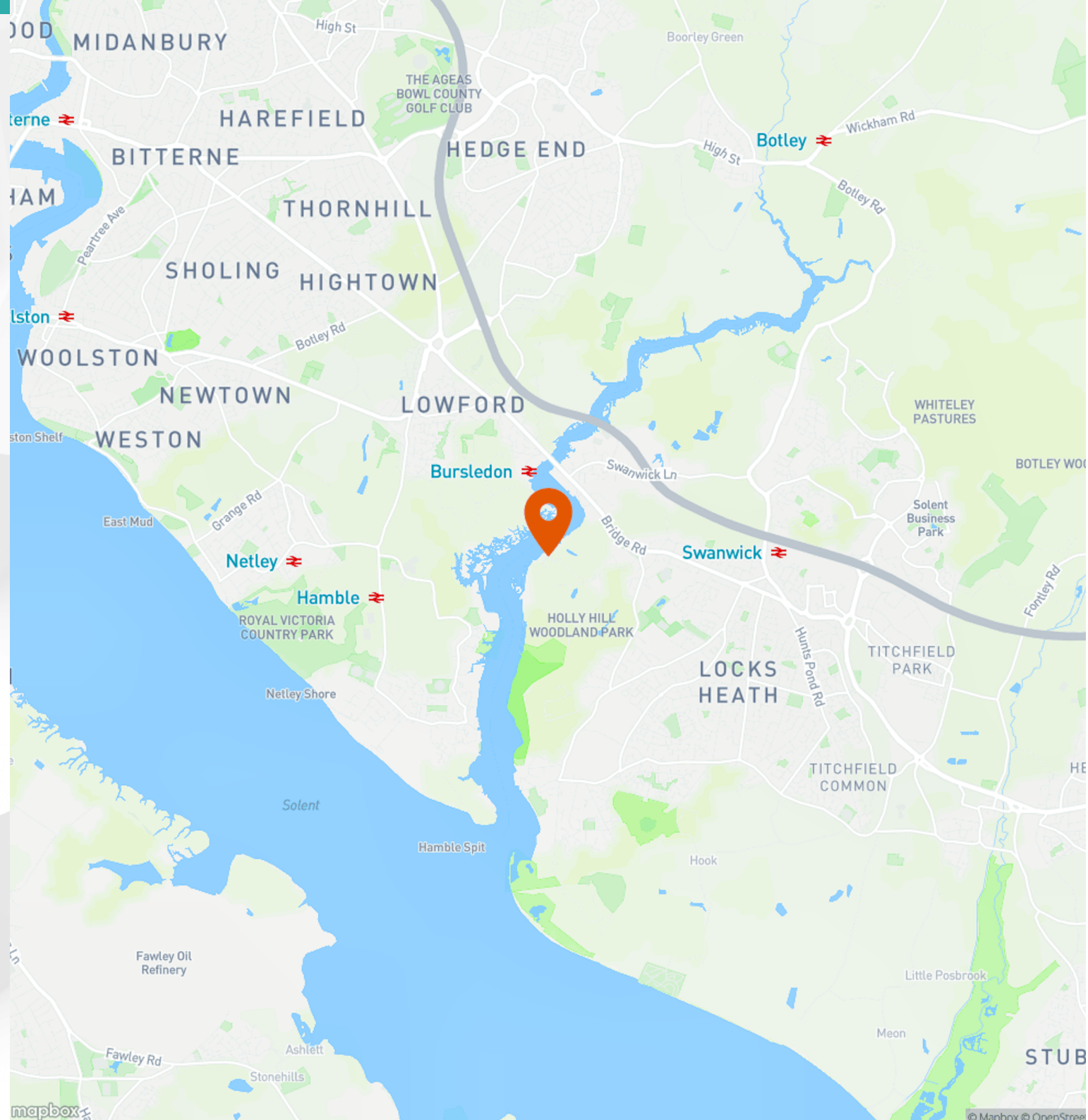


# Location



**24-25 Premier Universal Marina and Boatyard, Crableck Lane, Sarisbury Green, Southampton, SO31 7ZN**

The unit is situated in a modern first floor office suite located on the River Hamble at Universal Marina. Nestled on the east bank of the beautiful River Hamble, Universal Marina provides a hidden oasis for your business in an area surrounded by nature, whilst still also easily accessible by road and in easy reach of the Solent and all its waters have to offer. Universal offers a full-service boatyard, dry stack boat storage, a range of marine tenants and two onsite eateries to enjoy a quick bite to eat or a sit down meal to enjoy after a picturesque walk along the River.







PREMIER  
MARINAS

FOR SALE  
01489 521480 www.aspireboatsales.com



# Further Details

## Description

On offer is a first floor open plan office suite accessed via an external staircase with its own kitchen. The unit benefits from communal tenant facilities, 2 parking spaces and electric heating. The property has been refurbished to include full redecoration, new carpets and new LED lighting.

## Legal costs

Each party to be responsible for their own legal costs.

## Terms

The property is available by way of a new full repairing and insuring lease basis incorporating rent reviews on terms to be agreed. A rent deposit of 3 months rent plus VAT is required.

## VAT

All prices, premiums and rents, etc. are quoted exclusive of VAT.

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.







## Enquiries & Viewings



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**Vail  
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[View on our website](#)