



**UNITS 13, 14 & 15 THE BOATYARD, SWANWICK MARINA,
SOUTHAMPTON, SO31 1ZL**

OFFICE TO LET

360 TO 1,080 SQ FT (33.45 TO 100.34 SQ M)



**Vail
Williams**

Summary

First Floor Open Plan Offices

Available Size	360 to 1,080 sq ft
Rent	Rent on application
Business Rates	N/A
Service Charge	N/A
EPC Rating	B (30)

- Open plan office space
- Attractive waterfront location
- On site amenities including Café/Bistro
- Close public transport links
- Close to the M27
- Lift access for first floor
- Parking and shower facilities

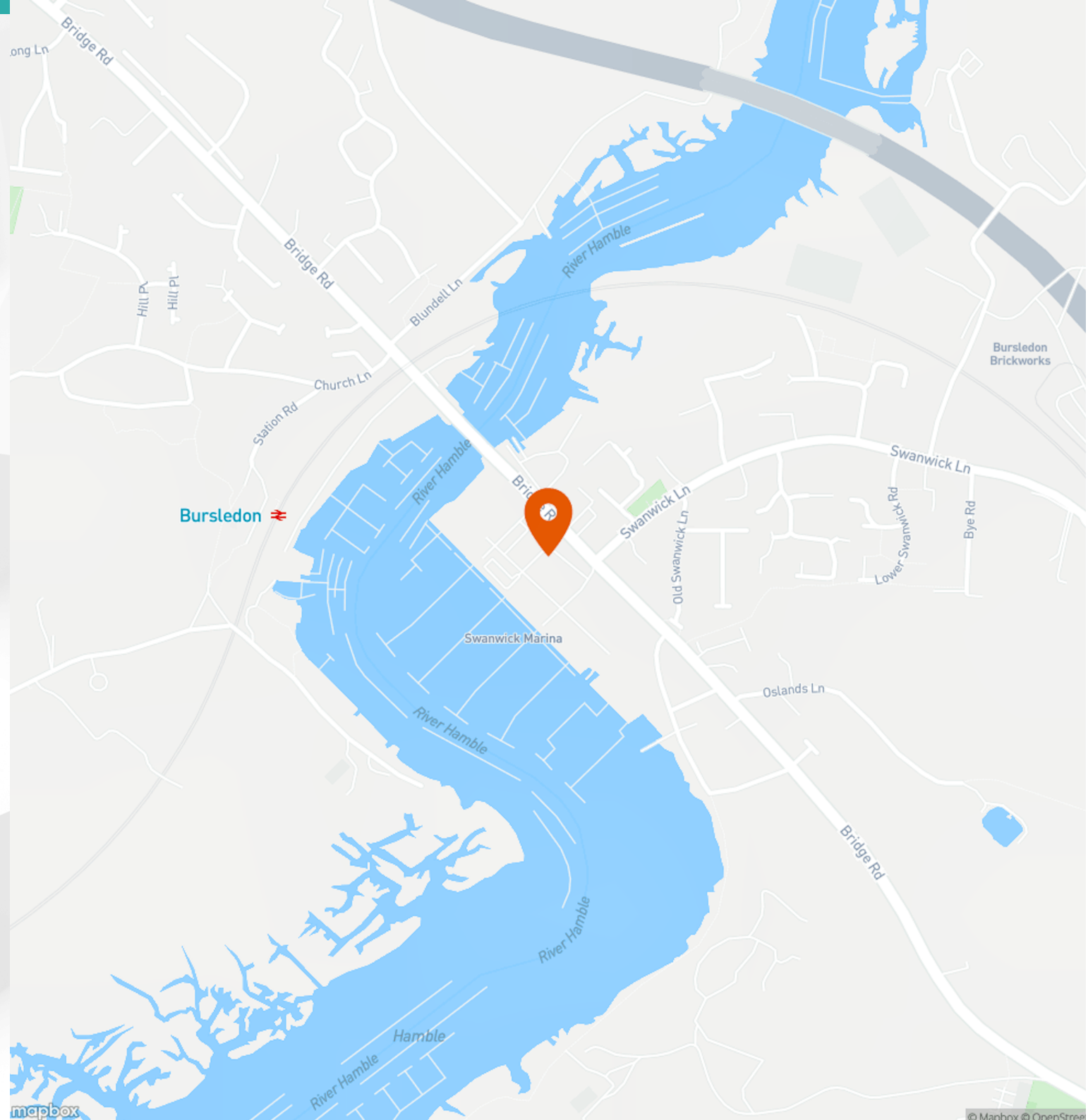


Location



**Units 13, 14 & 15 The
Boatyard Swanwick Marina,
Swanwick Shore,
Southampton, SO31 1ZL**

Swanwick Marinas is a well established modern marina located on the River Hamble and fronting the A27. Junctions 8 and 9 of the M27 are both within approx. 3 miles in either direction. Southampton is situated approx. 8 miles to the north west with Fareham and Portsmouth approx. 6 miles and 10 to the east respectively. Bursledon train station is only 11 mins (0.5 miles) walk.





Further Details

Description

The suites are situated in a modern two storey office/business complex within the popular Swanwick Marina. On offer is first floor open plan office suites accessed via an external staircase benefitting from:

- Kitchenette
- Communal WCs
- Shower facilities
- Parking
- Perimeter trunking
- Lift access to first floor
- On site Café/Bistro

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - 13	720	66.89
Unit - 14	360	33.45
Unit - 15	1,080	100.34
Total	2,160	200.68

Terms

A new 5 year lease is available on terms to be agreed.

Legal Costs

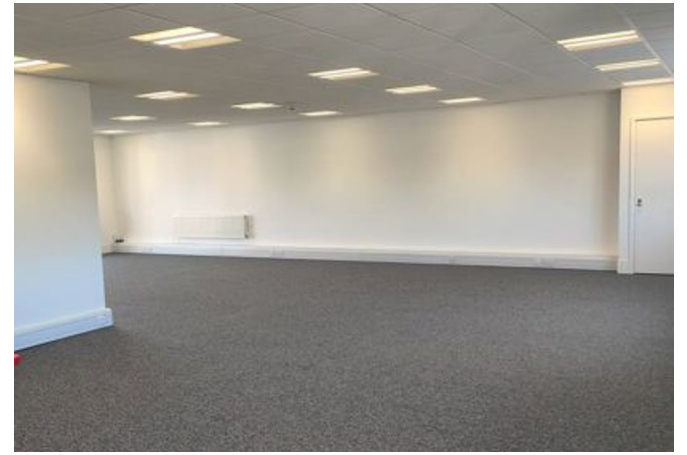
Each party to be responsible for their own legal costs incurred in this transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

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



Alex Gauntlett

agauntlett@vailwilliams.com

07584 657 826



Russell Mogridge

rmogridge@vailwilliams.com

07815 737175

02392203200



**Vail
Williams**

[View on our website](#)