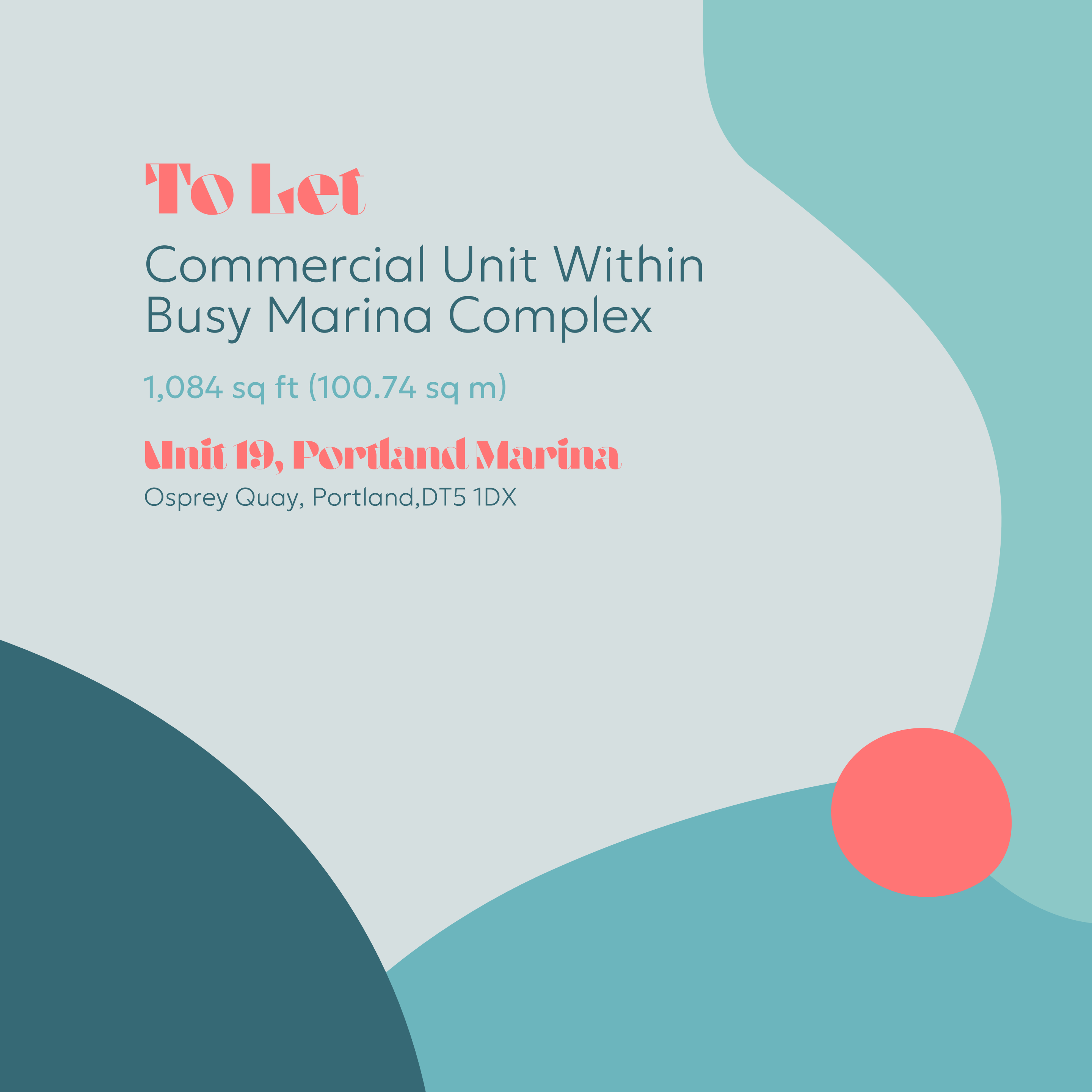




To Let

Commercial Unit Within Busy Marina Complex

1,084 sq ft (100.74 sq m)

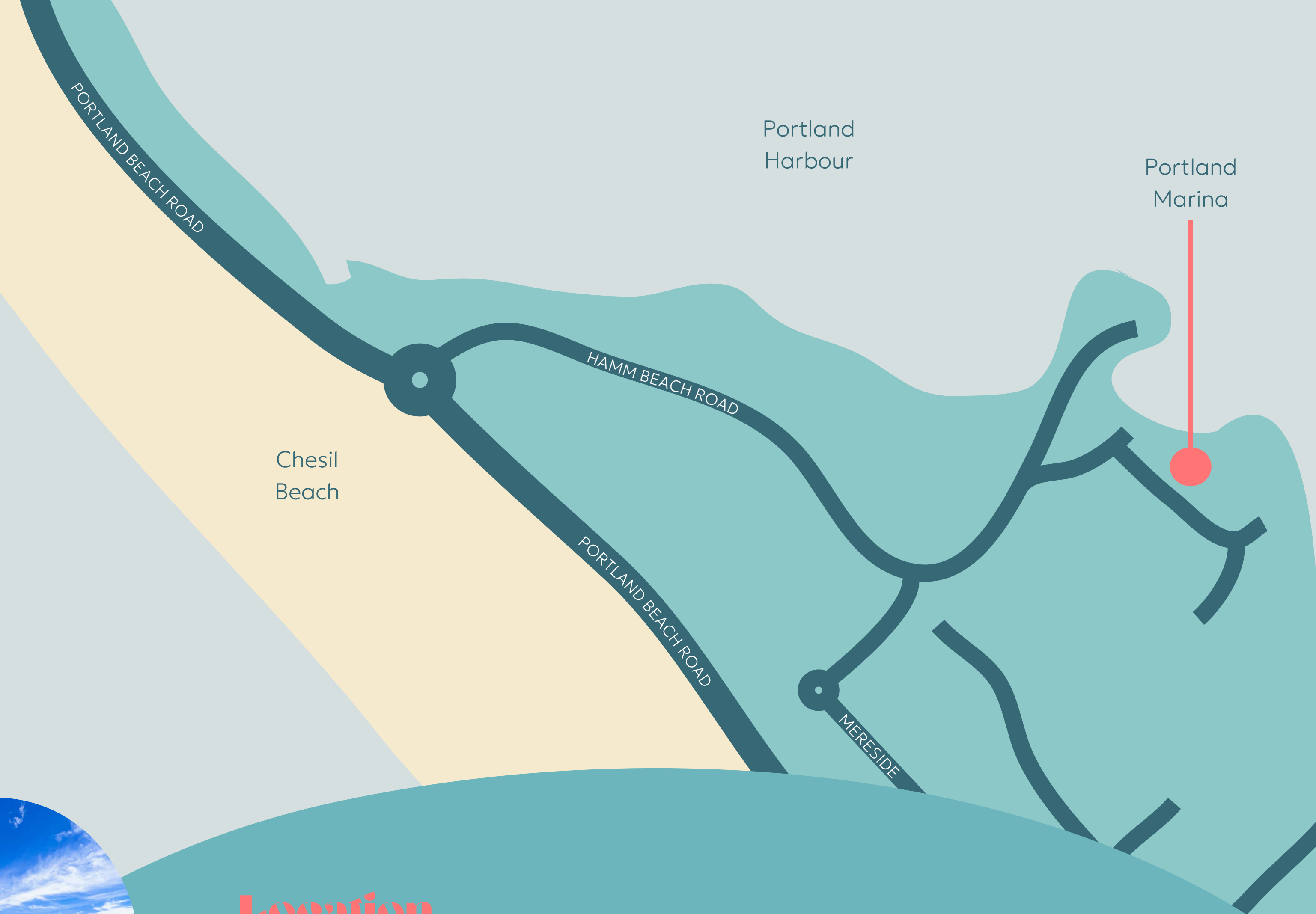
Unit 19, Portland Marina

Osprey Quay, Portland, DT5 1DX

Summary

- A variety of uses to be considered
- Located in the vicinity of Sunseeker Co International, Weymouth and Portland National Sailing Academy, Lidl and Starbucks
- Fronting Portland Marina
- Flexible terms available

Rent: £16,000 per annum excl.



Location

Portland Marina occupies an excellent position on Osprey Quay, fronting the dock yard itself. Osprey Quay forms the gateway to the Isle of Portland and is accessed from three roundabouts on Portland Beach Road. Portland Marina is a substantial commercial development, comprising a number of retail units and anchored by Boatfolk. Operators within Osprey Quay include **SUNSEEKER CO INTERNATIONAL, WEYMOUTH AND PORTLAND NATIONAL SAILING ACADEMY, THE RYA, LIDL, STARBUCKS, SALT of PORTLAND MARINA AND ANCHORED BY PREMIER MARINAS.**

Unit 19

Description

This premises comprises of a main sales area with dual frontage to the car park and marina . Suitable for a variety of uses within Use Class E.

Unallocated parking rights available within the lease.

Accommodation

Net internal area **100.74 sq m // 1,084 sq ft**

The premises also includes a WC with wash hand basin and a kitchenette.

Terms

£16,000 per annum, exclusive of all other outgoings.

Flexible lease terms are available subject to status.

EPC Rating

B - 43

Rateable Value

£12,500 (From 1 April 2026)



Further information

Legal Costs

Each party is to bare their own legal costs incurred in this transaction.

Service Charge

A service charge will be payable in respect of the maintenance and upkeep of the common parts of the development. Further details available from the agent.

VAT

Our client has advised the premises are elected for VAT.

Viewings

Strictly by prior appointment through sole agents **Goadsby** through whom all negotiations must be conducted.



Jake Walker

jake.walker@goadsby.com // 07834 060918

Edd Watts

edd.watts@goadsby.com // 07968 299408



Floor Plan

Not to scale



First Floor

Unit 19

Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once terms have been agreed.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

Portland Marina

Osprey Quay, Portland, DT5 1DX