

# SOUTH OFFICE RIVERSIDE BUILDING, HAMBLE YACHT SERVICES, PORT HAMBLE, SOUTHAMPTON, SO31 4QD

Vail Williams

## OFFICE TO LET

**783 SQ FT** (72.74 SQ M)

# Summary

## First Floor Waterfront Open Plan Office Space

| | |
|---|---|
| **Available Size** | 783 sq ft |
| **Rent** | £23,250 per annum |
| **Rates Payable** | £6,263.33 per annum |
| **Service Charge** | £2,349 per annum |
| **VAT** | Applicable |
| **Legal Fees** | Each party to bear their own costs |
| **EPC Rating** | Upon enquiry |

- Waterfront location
- Panoramic views
- Air Conditioning
- Excellent natural light
- Parking available
- £23,250 pax
- Private entrance
- Kitchenette with hot water tap

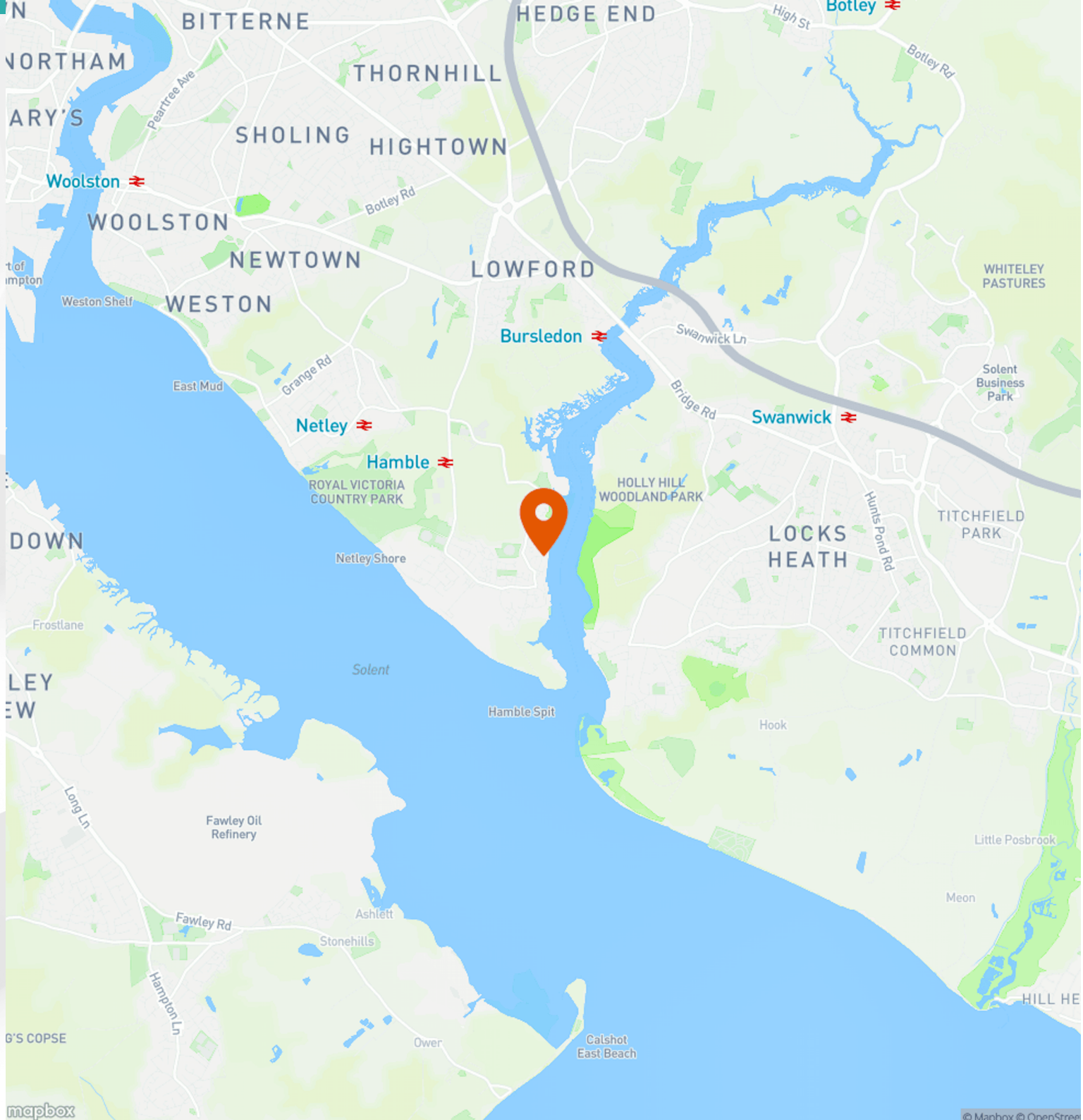


# Location

South Office Riverside Building Hamble Yacht Services, Port Hamble, Satchell Lane, Southampton, SO31 4QD

Located at Port Hamble on the River Hamble, Hamble Yacht Services offers a distinctive commercial setting within one of the UK's leading marine hubs. With access to Southampton Water and the Solent, it provides an attractive base for marine-related businesses and professional services.

The site benefits from convenient road access via the M27, Junction 8, local rail links at Hamble station and connections to Southampton Airport. Combining a unique maritime setting with strong regional connectivity, it offers an appealing location for businesses seeking well-positioned office accommodation on the South Coast.





# Further Details

## Description

A spacious first-floor open-plan office offering plenty of room to work, with great views across the River Hamble. The office benefits from air conditioning, excellent natural light, its own kitchenette and access to berth holder facilities on the ground floor. A private balcony and on-site parking are also available.

The unit benefits from a meeting room providing a comfortable and practical space for client meetings, presentations or team catch-ups. Large windows offer great views, while air conditioning ensures the room remains comfortable year-round. The office premises have a tea point area fitted with hot water tap.

The office suite is located within Hamble Yacht Services which benefits from 24/7 security.

## Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|---|---|---|---|
| 1st - Office | 783 | 72.74 | Available |
| **Total** | **783** | **72.74** | |

## Terms

The property is available by way of a new internal repairing and insuring lease for a term to be agreed, at a rent of £23,250 per annum.

There is a service charge of approximately £2,349 per annum, with water and the insurance premium included. Business Rates will be payable directly to the Landlord - approximately £6,263.33 pax - until further notice. Any queries, please discuss with the agent.

The tenants benefit from 4 car parking permits on site in the designated parking area.

## Legal Costs

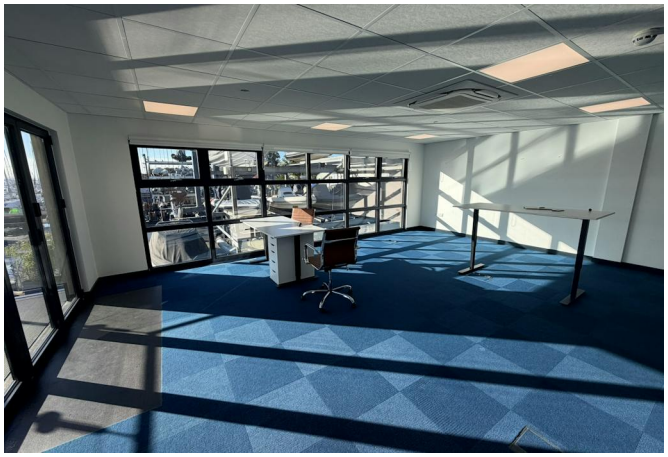
Each party to be responsible for their own legal costs incurred in this transaction.

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification may 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.

## VAT

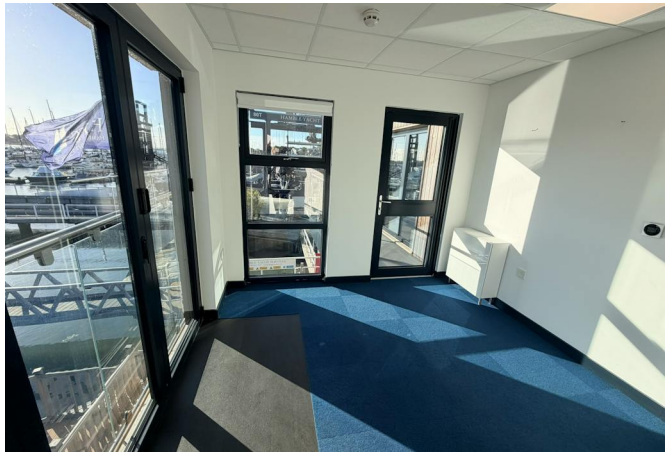
The property is elected for VAT.













# Enquiries & Viewings




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