

UNIT 11, HAMBLE YACHT SERVICES, PORT HAMBLE, SOUTHAMPTON, SO31 4QD

Vail Williams

OFFICE TO LET

443 SQ FT (41.16 SQ M)

Summary

First Floor Waterfront Office Space

Available Size	443 sq ft
Rent	£10,250 per annum
Rates Payable	£895.59 per annum
Service Charge	£1,880.35 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

- Waterfront location
- Excellent natural light
- Parking available
- £10,250 pax
- Private entrance
- Kitchenette



Location

Unit 11, 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 newly refurbished first-floor office offering bright, practical workspace arranged across two rooms. The office benefits from excellent natural light, its own kitchenette and a private ground-floor entrance, providing self-contained access to the accommodation. Communal W/C facilities and parking are conveniently located nearby within the marina.

Freshly redecorated throughout, the office offers a flexible layout suitable for a range of office-based businesses, all within the working environment of Hamble Yacht Services Marina and Boatyard. Furniture shown can remain in the office if required.

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

Legal Costs

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

VAT

The property is elected for VAT.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Office	443	41.16	Available
Total	**443**	**41.16**	

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 £10,250 per annum.

There is a service charge of approximately £1,880.35 per annum, with water and the insurance premium included. Business Rates will be payable directly to the Landlord - approximately £895.59 pax - until further notice. Any queries, please discuss with the agent.

The tenants benefit from 2 car parking permits on site in the designated parking area.

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.



Enquiries & Viewings



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