



**UNIT 9L SWANWICK MARINA, SWANWICK SHORE,
SOUTHAMPTON, SO31 1ZL**

OFFICE TO LET

1,189 SQ FT (110.46 SQ M)



Summary

First Floor Open Plan Office

Available Size	1,189 sq ft
Rent	£23,780.00 per sq ft
Rates Payable	£5,489 per annum
Rateable Value	£11,000
Service Charge	£1,060 per annum
Car Parking	4 Parking Spaces
EPC Rating	D

- Open plan office
- Attractive waterfront location
- On site amenities including Café/Bistro
- Close to M27 & public transport links
- LED lighting



Location



**Unit 9L Swanwick Marina
Swanwick Shore, Swanwick,
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 suite is situated in a modern two storey office/business complex within the popular Swanwick Marina. On offer is a first floor open plan office suite accessed via a shared reception benefitting from:

- Kitchenette & meeting room
- Communal WCs & Shower facilities
- Parking
- LED lighting

Accommodation

Name	sq ft	sq m	Availability
1st - Office	1,189	110.46	Available
Total	1,189	110.46	

Terms

A new 5 year lease is available on terms to be agreed. Rent reviews & rent deposit are to be agreed also.

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





Enquiries & Viewings



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