



DEACONS MARINA

Bridge Road, Swanwick, Southampton SO31 8AZ



TO LET

**Prominent Office with Parking
Operational Marina on the River Hamble, Excellent Amenities
1,910 sq ft (177.44 sq m)**

Description

Deacons Marina is a working marina on the bank of the River Hamble. The marina is home to a number of marine and leisure occupiers. The available office suite is very prominent to Bridge Road on the first floor of the Deacons House.

The offices have air conditioning, led lighting, mostly carpeted floors and perimeter trunking. The offices are on the first floor and have their own front door. They are arranged as mostly open plan space with 3 small private offices and a board/meeting room. There is a staff kitchen and two WC's. There is a loft space for storage.

The offices benefit from stunning views over the marina and up to 10 unallocated car parking spaces.



Features

- Air conditioning
- Modern kitchen and designated breakout area
- 10 parking spaces
- Marina location
- LED lighting
- EPC Rating C
- Service Charge £1.90 psf



Location

Deacons Marina is located on the bank of the River Hamble within close proximity of both Junction 8 and Junction 9 of the M27. The marina is an operational site with lifting services of boats of up to 14 m and 15 tonnes. The marina can provide both berthed and land storage. There is a café, chandlery and broker along with other marina related business on site.

Terms

The property is available on a new effectively fully repairing and insuring lease for a term to be agreed at an initial rent of £38,200 per annum plus VAT.

EPC

Current valid EPC's are available on request.

Parking

There are up to 10 car parking spaces

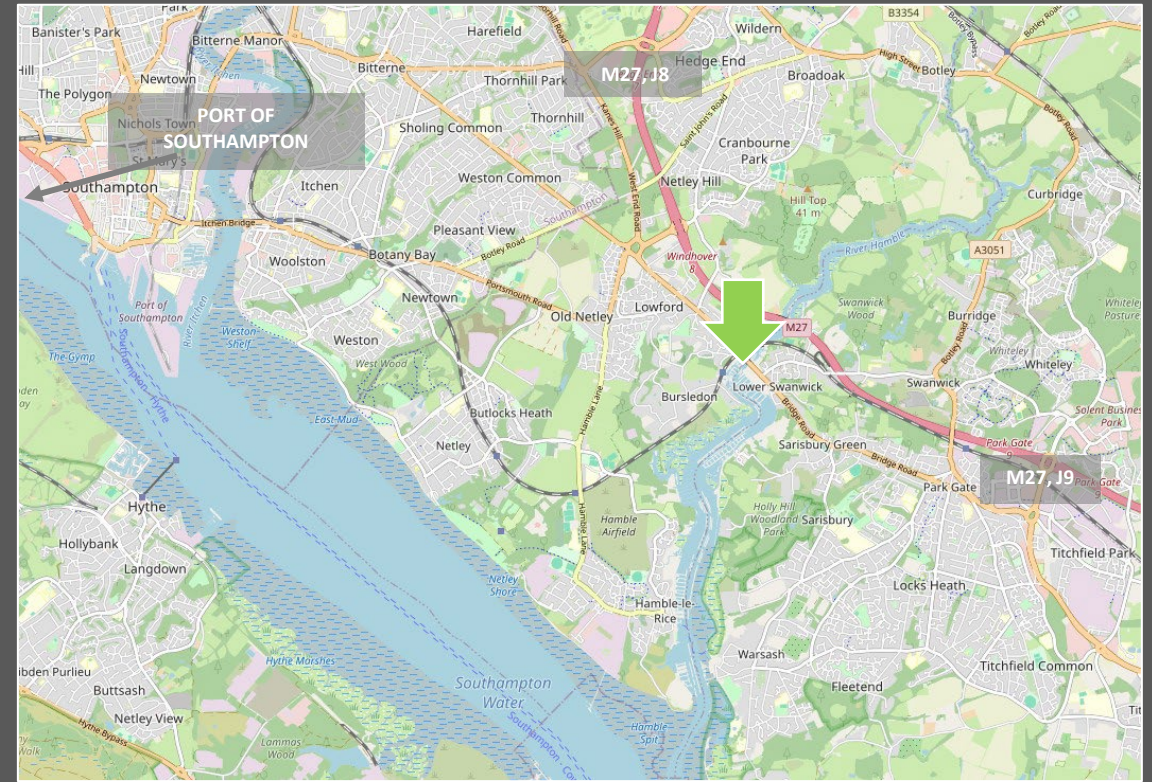
Legal Costs

Each Party to be responsible for their own legal costs.

Business Rates

Rates are currently undergoing assessment. All enquiries to the valuation office at Eastleigh Borough Council.

Destinations	Miles
J8, M27	2.0
J9, M27	2.0
Bursledon Train Station	0.3
Southampton Airport	7.1
Southampton	5.0
Portsmouth	15.3



VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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