

To Let

- Two Units Available
- Parking in Front of Unit
- Boat Storage Available by Separate Negotiation
- Suit Marine Related Businesses



Industrial Units In Marine Location

773 - 2,370 sq ft (71.81 - 220.17 sq m)

Unit 1 And Unit 3, The Boatyard, Endeavour Way, Hythe, Southampton, Hampshire, SO45 6LA


Keygrove
www.keygrove.com
023 8063 5333

Unit 1 And Unit 3, The Boatyard, Endeavour Way, Hythe, Southampton, Hampshire, SO45 6LA

Description

Unit 1 is a detached industrial unit with ground floor kitchenette and WC. The workshop has an electric roller shutter loading door (approx. 6.53m high by 4m wide). The minimum eaves height is 6.4m.

Unit 3 is an end of terrace industrial property comprises an end of terrace small industrial unit with a ground floor kitchenette and WC. The workshop has a manual roller shutter loading door (approx. 2.90m wide and 3.25m high). The minimum eaves height is 3.32m.

Both units have 3 phase power, some LED lighting, parking to the front of the unit and gas connections.

The planning permission requires the unit to be used for the servicing and repair of boats.

Accommodation (Approximate GIA)

Floor	Area (sq ft)	Area (sq m)
Unit 1	2,370	220.17
Unit 3	773	71.81
Total	2,370	220.17

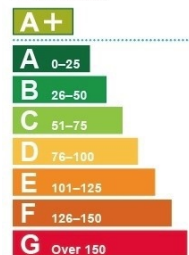
Energy Performance Certificate

EPC rating for Unit 1 is C-71. A copy of the EPC is available on request.

EPC rating for Unit 3 is E-113. A copy of the EPC is available on request.

Energy Performance Asset Rating

More energy efficient



71 This is how energy efficient the building is.



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Terms

Unit 1 is available on a new full repairing and insuring lease at an initial rent of £26,100 per annum exclusive.
Unit 3 is available on a new full repairing and insuring lease at an initial rent of £15,000 per annum exclusive.

Service Charge

There is a service charge payable in respect of this property.
Unit 1 £9500.44 plus VAT
Unit 3 £TBC

Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of Unit 1 is £16,000 and the Rateable Value of Unit 3 is £5,800. We recommend that prospective tenants verify this with the Valuation Office.

VAT

We are advised that VAT will be payable.



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Location

The property is located in Hythe Marina Village which is just outside the centre of Hythe. Southampton city centre and the M27 Junction 2 are both 10 miles approx by road. The Hythe ferry runs frequent passenger services from Hythe Pier to Town Quay Southampton and takes 10 minutes approx.

Hythe Marina Village is a unique development of a 206 berth marina together with waterside homes, residents' berths, commercial offices, shops, restaurants and a hotel. The marina has extensive facilities and services including 24/7 staffing, lock access and security, showers, toilets and ample on-site car parking.

For all enquiries:

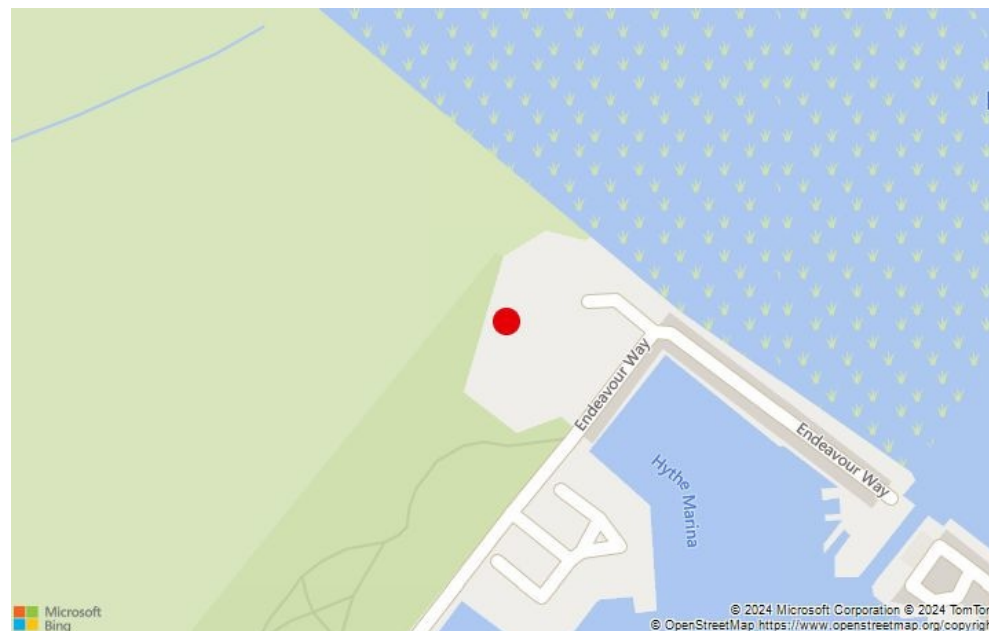
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Map



Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

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