

ENDEAVOUR BUILDING (VARIOUS OFFICES)



SHAMROCK QUAY MARINA, SOUTHAMPTON, SO14 5QL

DESCRIPTION



SIZES

From 450 sqft (41.80 sq.m)

RENTS

From £7,500 pax (subject to contract)

DESCRIPTION

The Endeavour Building is the main office building at Shamrock Quay, offering high-quality office space in a prime location. It houses a variety of tenants from retail to restaurants and serves as a focal point for marina occupiers. Ideal for businesses seeking a professional environment, The Endeavour Building provides flexible space options, some with w/c & kitchen facilities, and a vibrant atmosphere at the heart of the marina community.

RATEABLE VALUES (2024)

See: 'Availability'

EPC

See: 'Availability'

TERMS

A new 6 year lease in the Landlord's Standard Form held outside of the Landlord and Tenant Act 1954. Rent reviews to be at the 2nd and 4th years.

SERVICE CHARGES

See: 'Availability'

VAT

All figures quoted are exclusive of VAT

LEGAL COSTS

On application

AVAILABILITY



UNIT	SIZE (SQ.FT.)	QUOTING RENT PER ANNUM*	SERVICE CHARGE*	RATEABLE VALUE (2024)	EPC
UNIT 3 (UNDER OFFER)	450	£8,500	£1,182	£5,800	C71
UNIT 6 (UNDER OFFER)	450	£8,000	£1,182	£6,800	E118
UNIT 16 (1ST FLOOR)	450	£7,500	£1,182	£6,500	D81

*Quoting rents are pax,
and subject to contract

*Service charge figures
per annum, and are an
estimate for 2024/2025

EXISTING OCCUPIERS



LATERAL



Fresh Fish



SHAMROCK QUAY

MARINA INFORMATION

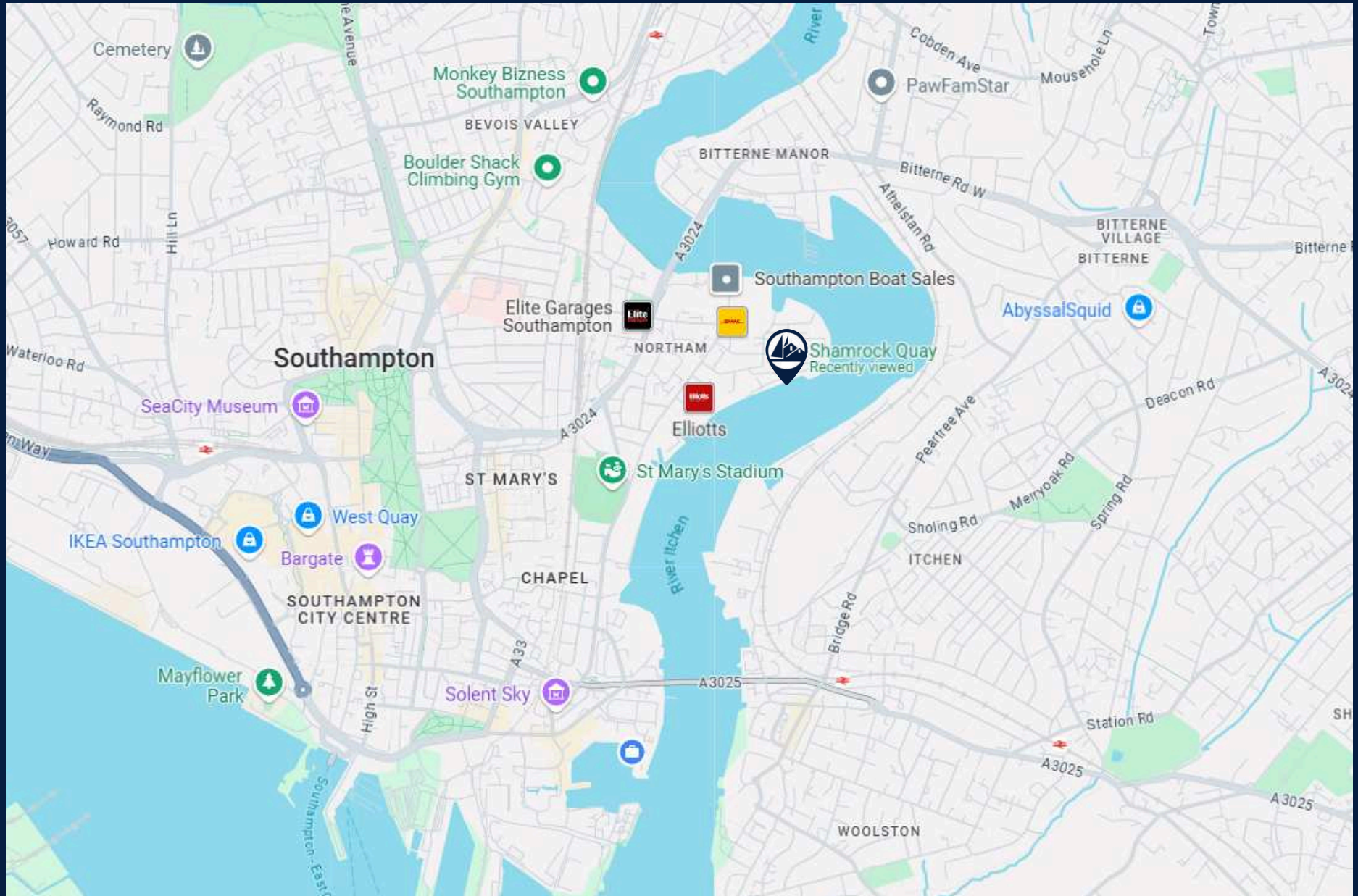


Shamrock Quay Marina, rich in maritime history, owes its name to the famous J-class yacht Shamrock V, which had its first major refit here in 1967. Today, this 255-berth marina remains a bustling hub for boat building and refit services, hosting a variety of specialist trades to meet every marine need.

The marina's extensive boatyard provides everything needed for boat maintenance and repairs, with storage ashore for over 200 boats, a 75-ton travel hoist, and a new 25-ton boat mover. All lifting is managed by MDL's professional, highly qualified team, ensuring the safe handling of every vessel. With over 25 on-site companies offering services from sail making and engineering to a fully stocked chandlery, Shamrock Quay is a convenient one-stop destination. The marina also features modern facilities, including a café, a stylish menswear store, and The Bistro Shamrock Quay, along with a 70-metre superyacht berth and a 60-metre visitor berth, catering to boats and owners of all sizes.



LOCATION



CONTACT US

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**MDL MARINA
ESTATES**

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**MDL MARINA
ESTATES**

IMPORTANT NOTICE:

Viewing is strictly by confirmed appointment with MDL Estates. Prior to making an appointment to view, MDL Estates strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of MDL Estates staff. The Code for Leasing Business Premises in England and Wales 2007 recommends you seek professional advice before agreeing a business tenancy. The code is available through professional institutions and trade associations or through the website www.leasingbusinesspremises.co.uk

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