

# SAXON HOUSE (VARIOUS OFFICES)



SAXON WHARF MARINA, SOUTHAMPTON, SO14 5QF

# DESCRIPTION



## SIZES

**From** 1,549 sqft (143.90 sq.m)

## RENTS

**From** £20,800 pax (subject to contract)

## DESCRIPTION

Spacious ground and first floor offices, with a communal kitchenette, separate male/female toilets, and a 4-person passenger lift. The units benefit from raised floors, wrap around balconies, central heating, double glazed sliding windows, comfort cooling cassettes, recessed strip lighting.

## 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 (PSF PAX)*	RATEABLE VALUE (2024)	EPC
<b>UNIT 2</b> (UNDER OFFER)	1,549	£20,800	£7.50	£22,750	E124
<b>UNIT 3</b> (UNDER OFFER)	1,666	£20,800	£7.50	£22,750	C59
<b>UNIT 4</b> (1ST FLOOR)	1,666	£20,800	£7.50	£23,000	ON APPLICATION

\*Quoting rents are pax, and subject to contract

\*Service charge figures per annum, capped at £7.50 psf

# EXISTING OCCUPIERS

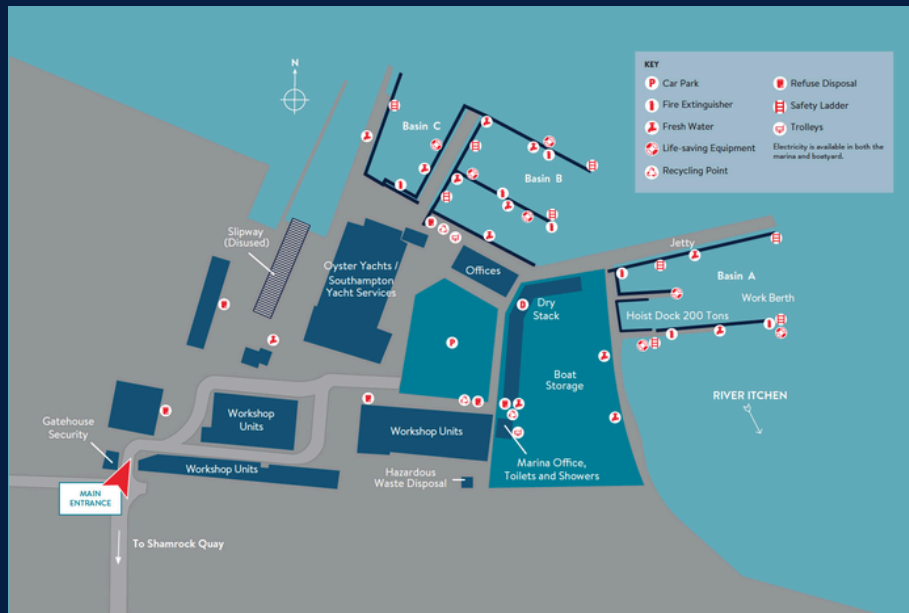


SAXON WHARF

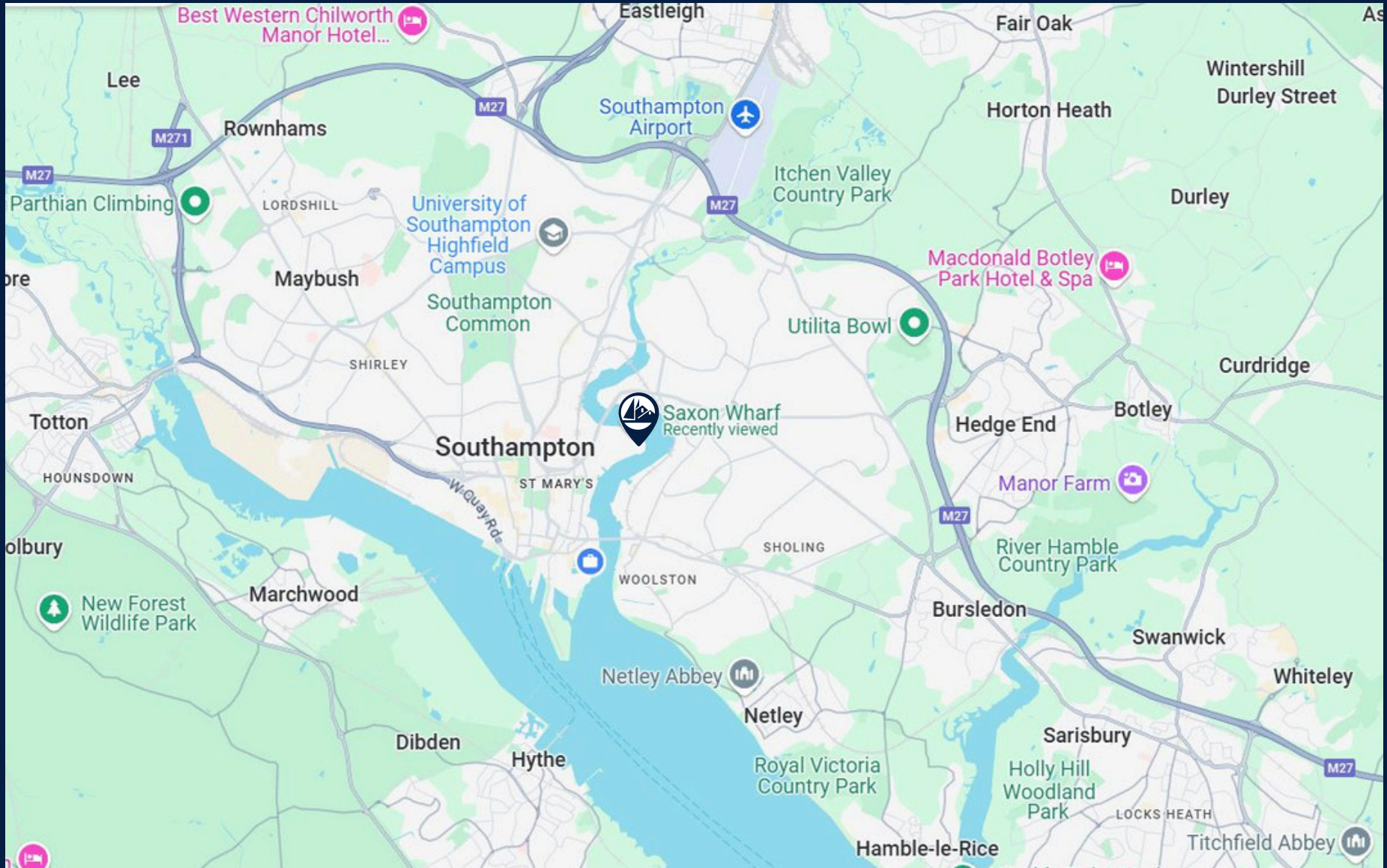
# MARINA INFORMATION

Saxon Wharf is a marine service centre offering outstanding facilities for superyachts and other large craft. Situated on Southampton's River Itchen, north of Shamrock Quay, it's the ideal location for big boats in need of secure, quick turnaround lift-outs, repair work or full scale refits. Its position near the centre of Southampton gives it easy access to the motorway network.

Saxon Wharf has a 200-ton boat hoist and heavy duty, fully serviced pontoons accommodating boats up to 80 metres. The Dry Stack facility offers secure dry berthing and on-demand launching and lifting for boats up to 13 metres. There's ample space for storage ashore and a wide range of marine trade tenants on site offering a variety of professional services.



# LOCATION



# CONTACT US

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### 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](http://www.leasingbusinesspremises.co.uk)

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