

# To Let

- Ideal for marine related business
- Flexible terms
- Ample car parking
- Eligible for small business rates relief



## Marina Offices

307 - 1,875 sq ft (28.52 - 174.19 sq m)

22, 23 & 26-27 , Shamrock Way , Hythe Marina Village, Southampton,  
Hampshire, SO45 6DY

22, 23 & 26-27 , Shamrock Way , Hythe Marina Village,  
Southampton, Hampshire, SO45 6DY

## Description

Units 22 and 23 are standalone first floor units in the heart of Hythe Marina Village that would suit a variety of office users or service providers. They benefit from perimeter trunking, gas central heating and LED lighting. Both units have WC facilities, a kitchenette and two car parking spaces.

Unit 26/27 is a first floor office which could be split into two smaller office suites. The office benefits from stunning marina views, balcony space, central heating, category 2 lighting and perimeter trunking. They would suit a variety of small office users. There are four car parking spaces, two per office.

## Accommodation (Approximate NIA)

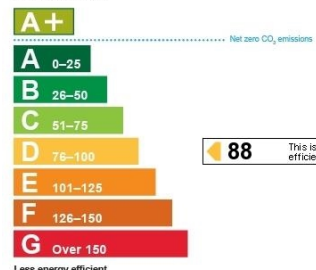
Floor	Area (sq ft)	Area (sq m)
Unit 22	307	28.52
Unit 23	321	29.82
Unit 26-27	1,247	115.85
<b>Total</b>	<b>1,875</b>	<b>174.19</b>

## Energy Performance Certificate

Unit 22 & 23 to be assessed. Unit 26-27 EPC rating D-88. A copy of the EPC is available on request.

### Energy Performance Asset Rating

More energy efficient



Less energy efficient

WWW.EPC4U.COM



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## Terms

Unit 22 is available on a new full repairing and insuring lease at an initial rent of £6,100 per annum exclusive.

Unit 23 is available on a new full repairing and insuring lease at an initial rent of £6,400 per annum exclusive.

Unit 26-27 is available on a new full repairing and insuring lease at an initial rent of £19,800 per annum exclusive.

## Service Charge

There is a service charge payable in respect of these properties, estimated at between £6 - £7 per sq ft.

## Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Values of the properties are as follows. We recommend that prospective tenants or purchasers verify this with the Valuation Office.

Unit 22 - £5,100.

Unit 23 - £5,300.

Unit 26-27 - £15,100.

## 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:*

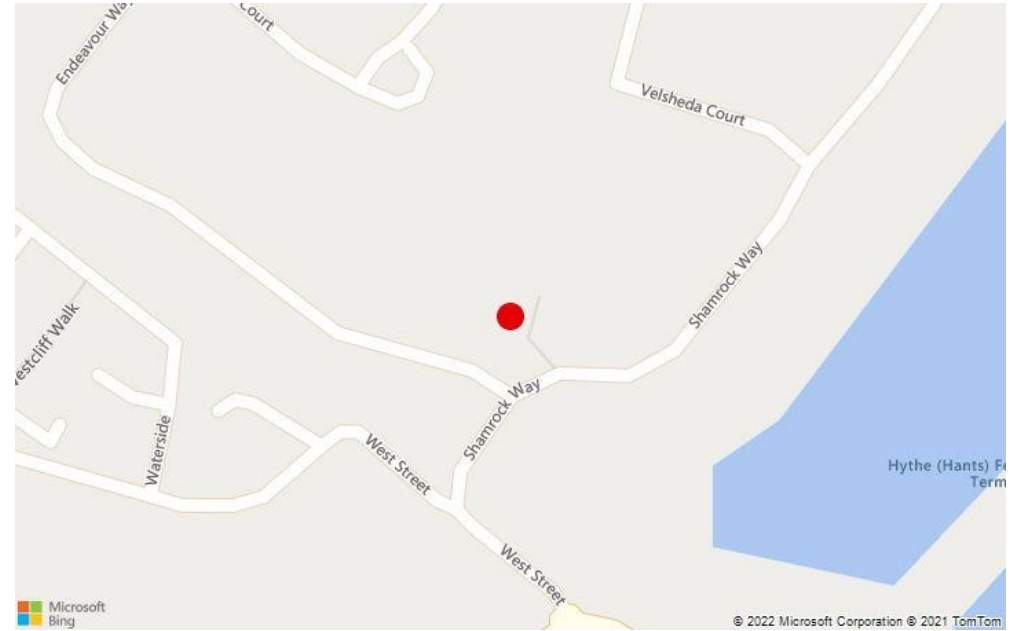
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## Map



## 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](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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