

To Let

Commercial Unit Within
Busy Marina Complex

2,545 sq ft (236.52 sq m)

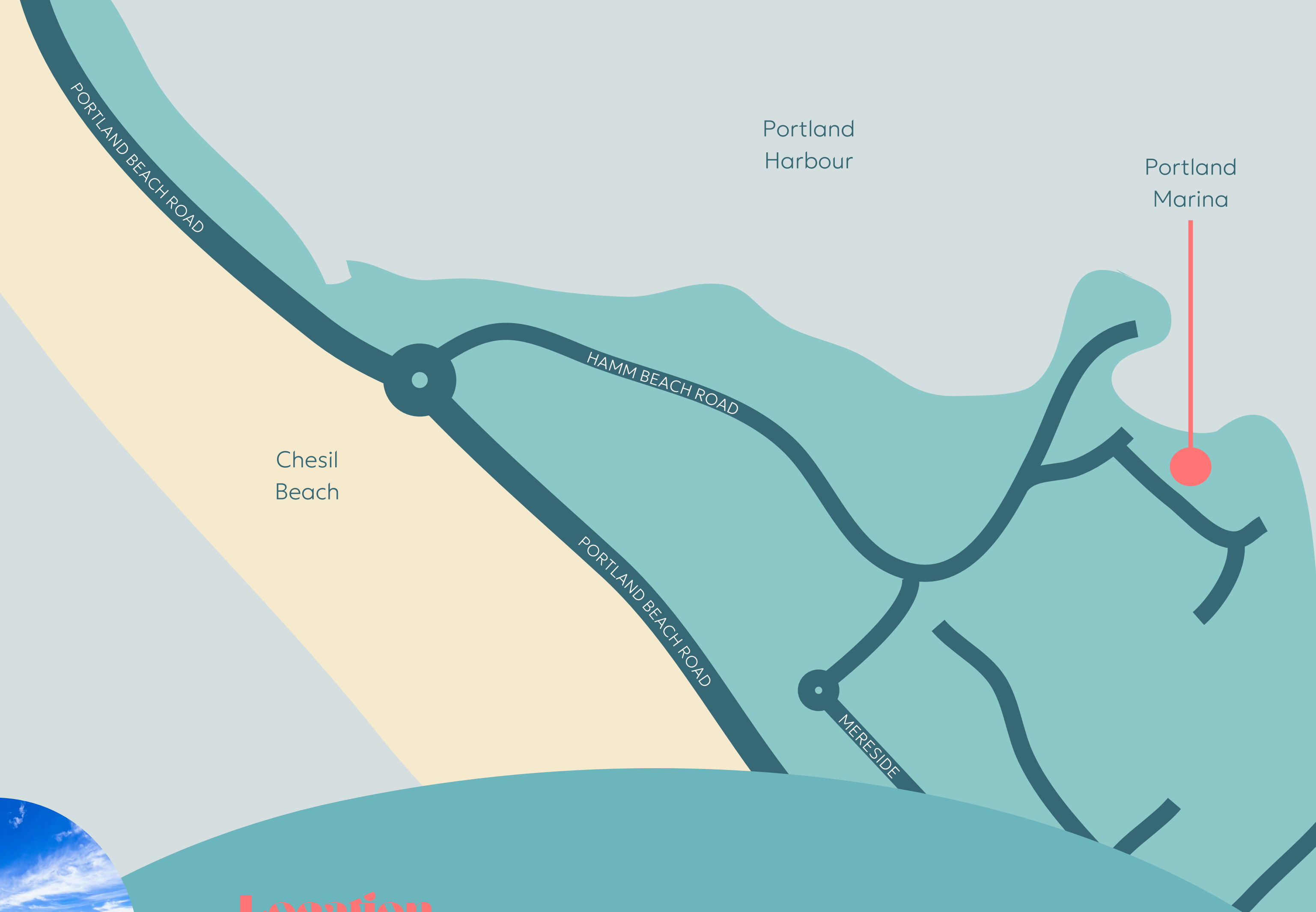
Unit 8 & 15, Portland Marina

Osprey Quay, Portland, DT5 1DX

Summary

- A variety of uses to be considered
- Located in the vicinity of Sunseeker Co International, Weymouth and Portland National Sailing Academy, Lidl and Starbucks
- Fronting Portland Marina
- Flexible terms available

Rent: £30,000 per annum excl.



Location

Portland Marina occupies an excellent position on Osprey Quay, fronting the dock yard itself. Osprey Quay forms the gateway to the Isle of Portland and is accessed from three roundabouts on Portland Beach Road. Portland Marina is a substantial commercial development, comprising a number of retail units. Operators within Osprey Quay include **SUNSEEKER CO INTERNATIONAL, WEYMOUTH AND PORTLAND NATIONAL SAILING ACADEMY, THE RYA, LIDL, STARBUCKS, SALT of PORTLAND MARINA AND ANCHORED BY PREMIER MARINAS.**

Unit 8/15

Description

This premises benefits from return frontage and dual access from the marina and car park. The property comprises a main sales area on the ground floor, which is currently being used as an office with the first floor providing further office space and a meeting room, with marina views. Suitable for a variety of uses within Use Class E. Unallocated parking rights available within the lease.

Accommodation

Net internal area **236.52 sq m // 2,545 sq ft**

The premises also includes a WC with wash hand basin and a kitchenette.

Terms

£30,000 per annum, exclusive of all other outgoings.

Flexible lease terms are available subject to status.

EPC Rating

D - 96

Rateable Value

£29,500 (From 1 April 2026)



Further information

Legal Costs

Each party is to bare their own legal costs incurred in this transaction.

Service Charge

A service charge will be payable in respect of the maintenance and upkeep of the common parts of the development. Further details available from the agent.

VAT

Our client has advised the premises are elected for VAT.

Viewings

Strictly by prior appointment through sole agents **Goadsby** through whom all negotiations must be conducted.



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Floor Plans

Not to scale



Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once terms have been agreed.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract.
STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.



Portland Marina

Osprey Quay, Portland, DT5 1DX