

**To Let**

A Selection of  
Commercial Units

Sizes from 468 - 2,545 sq ft

**Portland Marina**

Osprey Quay, Portland, DT5 1DX

## Summary

- Commercial units within busy marina complex
- 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
- The units benefit from 50% off marina berthing and 15% off boat handling (Subject to terms and conditions)

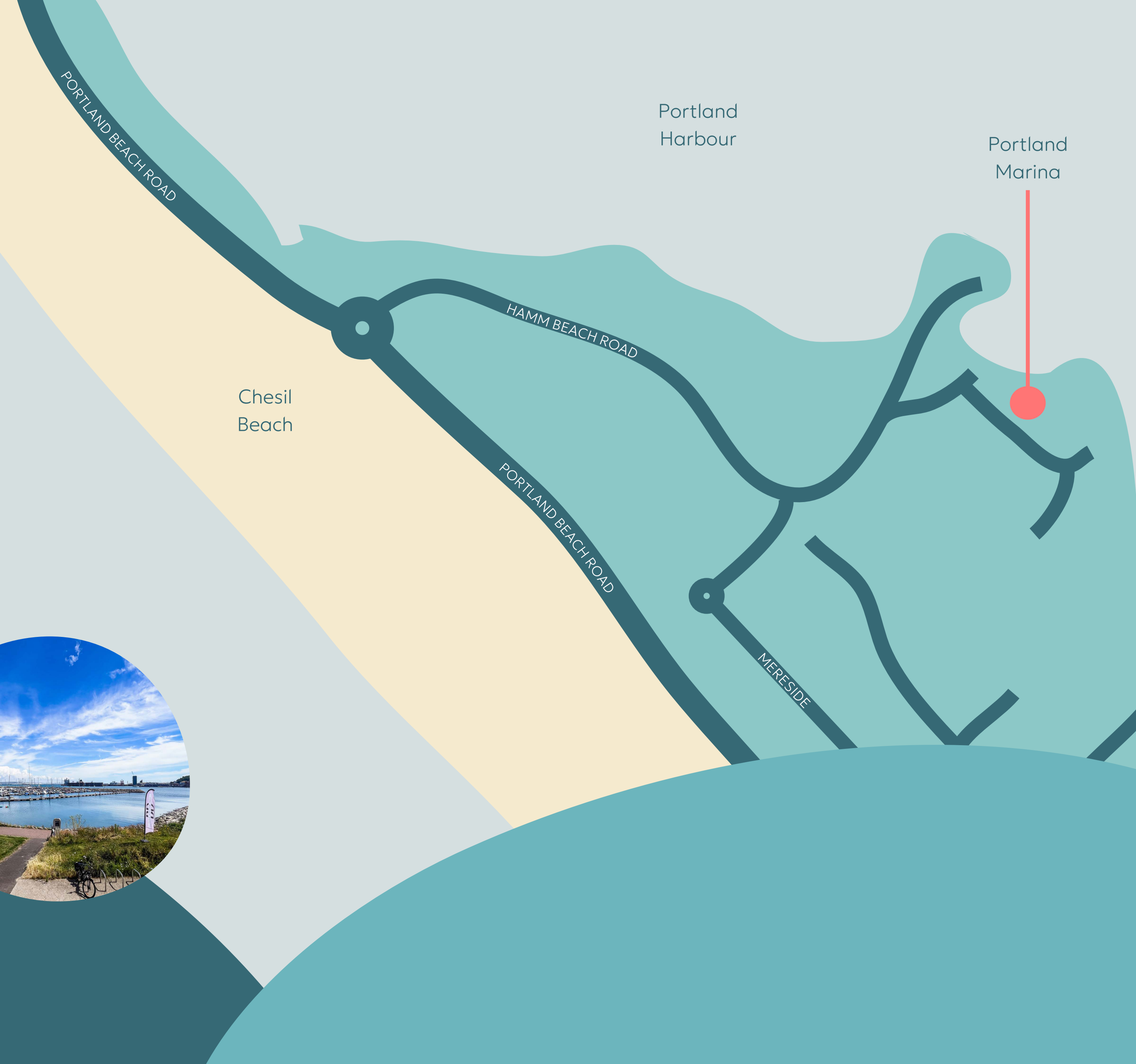
## Rents from:

£8,500 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 and anchored by Boatfolk. Operators within Osprey Quay include **SUNSEEKER CO INTERNATIONAL**, **WEYMOUTH AND PORTLAND NATIONAL SAILING ACADEMY**, **LIDL**, **STARBUCKS** and **SALT of PORTLAND MARINA**.



## 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.

### 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)



# Unit 9

## Description

This premises comprises a main sales area with a kitchenette and W/C with wash hand basin. It also benefits from dual access from the carpark and dock yard. Suitable for a variety of uses within Use Class E.

## Accommodation

Net internal area **120.63 sq m // 1,298 sq ft**

## Terms

**£20,000 per annum**, exclusive of all other outgoings.

Flexible lease terms are available subject to status.

## EPC Rating

To be assessed.

## Rateable Value

£15,250 (From 1 April 2026)



# Unit 10a

## Description

This premises has excellent views fronting the marina and comprises a main sales area with a kitchenette and W/C with wash hand basin. Suitable for a variety of uses within Use Class E.

## Accommodation

Net internal area **105.39 sq m // 1,134 sq ft**

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

## Terms

**£18,000 per annum**, exclusive of all other outgoings.

Flexible lease terms are available subject to status.

## EPC Rating

To be assessed.

## Rateable Value

£14,500 (From 1 April 2026)



WETMOUTH PADDLEBOARD & KAYAK			
WATERSPORTS RENTAL			
PADDLEBOARDS		1 HR	2 HR
SINGLE BOARD	8 PERSON	£ 15	£ 25
DOUBLE BOARD	8 PERSON	£ 25	£ 40
XXL SUP	8 PERSON	£ 50	£ 75
KAYAKS		£ 15	£ 25
SINGLE KAYAK	1 PERSON	£ 25	£ 40
TRIPLE KAYAK	3 PERSON	£ 35	£ 55
* INCLUDES PUMP, PADDLES, HELMETS, LIFE JACKETS			



## Description

This premises comprises of a main sales area with an office / ancillary storage towards the rear. Suitable for a variety of uses within Use Class E.

## Accommodation

Net internal area **43.49 sq m // 468 sq ft**

## Terms

**£8,500 per annum**, exclusive of all other outgoings.

Flexible lease terms are available subject to status.

## EPC Rating

To be assessed.

## Rateable Value

£6,500 (From 1 April 2026)

100% business rates relief available - (subject to conditions)





Letting Agreed

### Description

The premises comprises of a main sales area with a DDA compliant W/C and ancillary storage. Occupying a corner plot, the premises has excellent frontage to the car park and boat yard.

### Accommodation

Net internal area **49.72 sq m // 535 sq ft**

### Terms

Letting agreed.

### EPC Rating

To be assessed.

### Rateable Value

£4,350 (From 1 April 2023)

100% business rates relief available - (subject to conditions)



# Unit 19

## Description

This premises comprises of a main sales area with dual frontage to the car park and marina . Suitable for a variety of uses within Use Class E.

## Accommodation

Net internal area **100.74 sq m // 1,084 sq ft**

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

## Terms

**£16,000 per annum**, exclusive of all other outgoings.

Flexible lease terms are available subject to status.

## EPC Rating

B - 43

## Rateable Value

£12,500 (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.

### Business Rates

Rate payable at 38.2p in the £ (year commencing 1.4.26)

### Viewings

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



**Jake Walker**

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**Edd Watts**

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# 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