



**To Let**

High Bay Industrial/  
Warehouse Unit

**Portland Marina**

Osprey Quay, Portland, DT5 1DX



## Summary

- Within busy marina complex
- Located in the vicinity of Sunseeker Co International, Weymouth and Portland National Sailing Academy and Lidl
- Fronting Portland Marina
- 9.2m internal eaves height

## Rent:

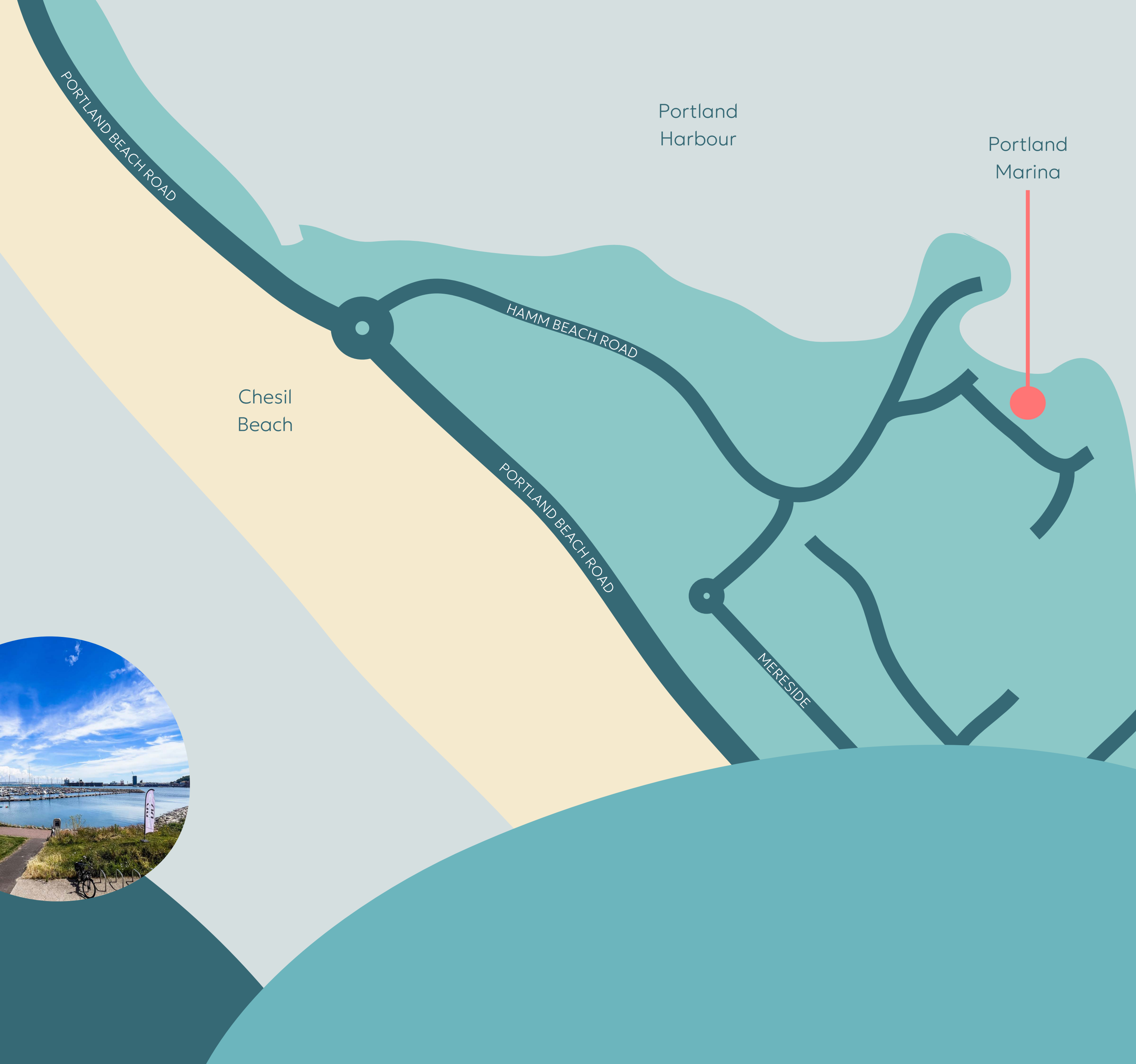
£42,000 per annum excl.





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





# Unit 25

## Description

These mid terrace industrial premises are of blockwork wall/steel cladding construction. There is a vaulted steel-clad insulated roof, concrete floor, WCs, small partitioned office, a loading door measuring 8m x 8m, the internal eaves height is 9.2m and 3 phase electric supply.

The unit benefits from 50% discount on marina berthing and 15% on boat handling. Subject to terms and conditions.

Allocated parking is available on site.

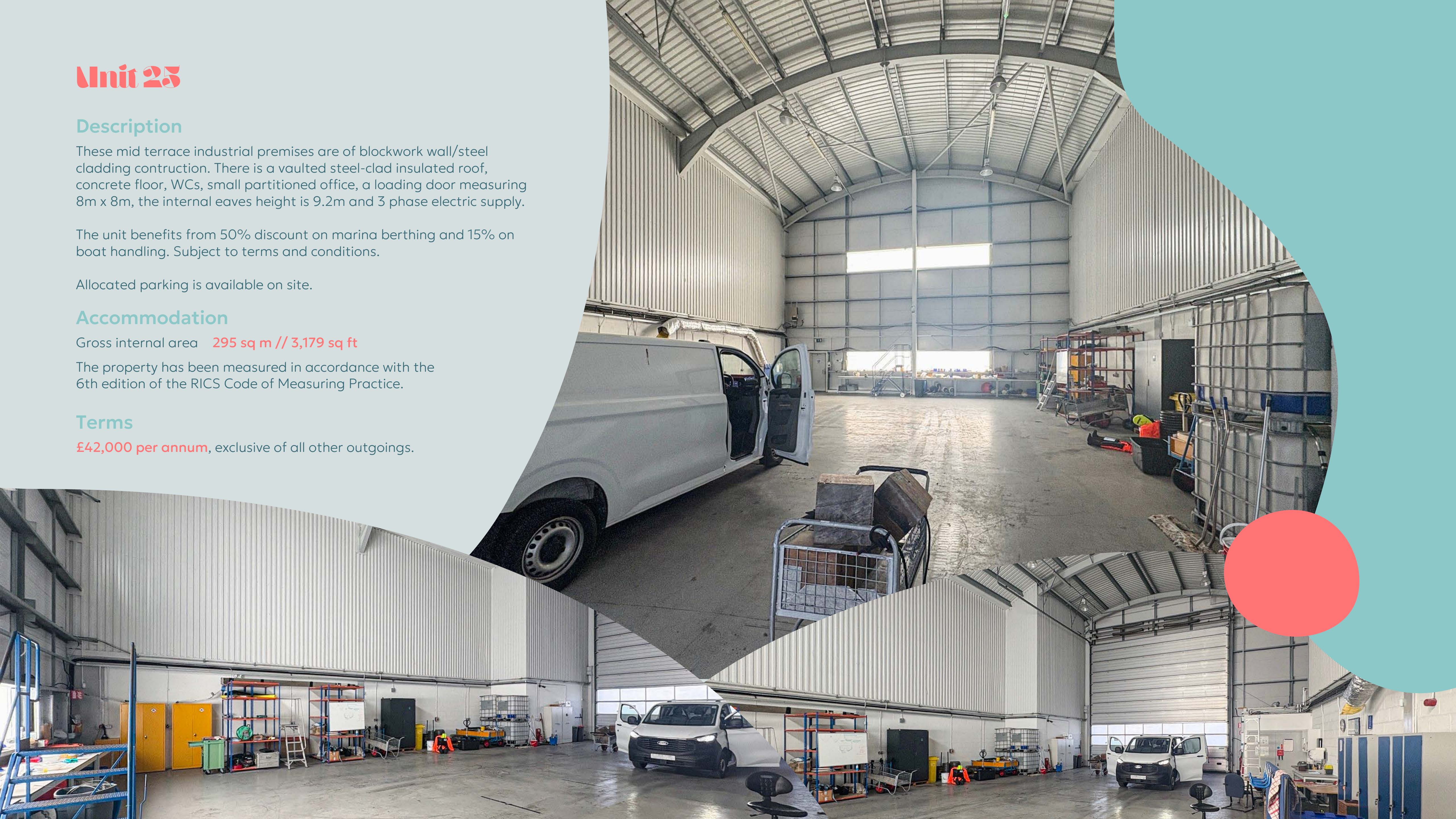
## Accommodation

Gross internal area **295 sq m // 3,179 sq ft**

The property has been measured in accordance with the 6th edition of the RICS Code of Measuring Practice.

## Terms

**£42,000 per annum**, exclusive of all other outgoings.





# Further information

## EPC Rating

B - 50

## Rateable Value

£25,750 (from 1.4.23)

## Legal Costs

Each party is to bear 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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# 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](#).

## 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.

## 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.

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.

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