



**UNIT 14 THE BOATYARD, SWANWICK MARINA,  
SOUTHAMPTON, SO31 1ZL**

**OFFICE TO LET**

**360 SQ FT (33.45 SQ M)**





# Summary

## First Floor Open Plan Offices

|                |                     |
|----------------|---------------------|
| Available Size | 360 sq ft           |
| Rent           | Rent on application |
| Business Rates | N/A                 |
| Service Charge | N/A                 |
| EPC Rating     | B (30)              |

- Open plan office space
- Attractive waterfront location
- On site amenities including Café/Bistro
- Close public transport links
- Close to the M27
- Lift access for first floor
- Parking and shower facilities

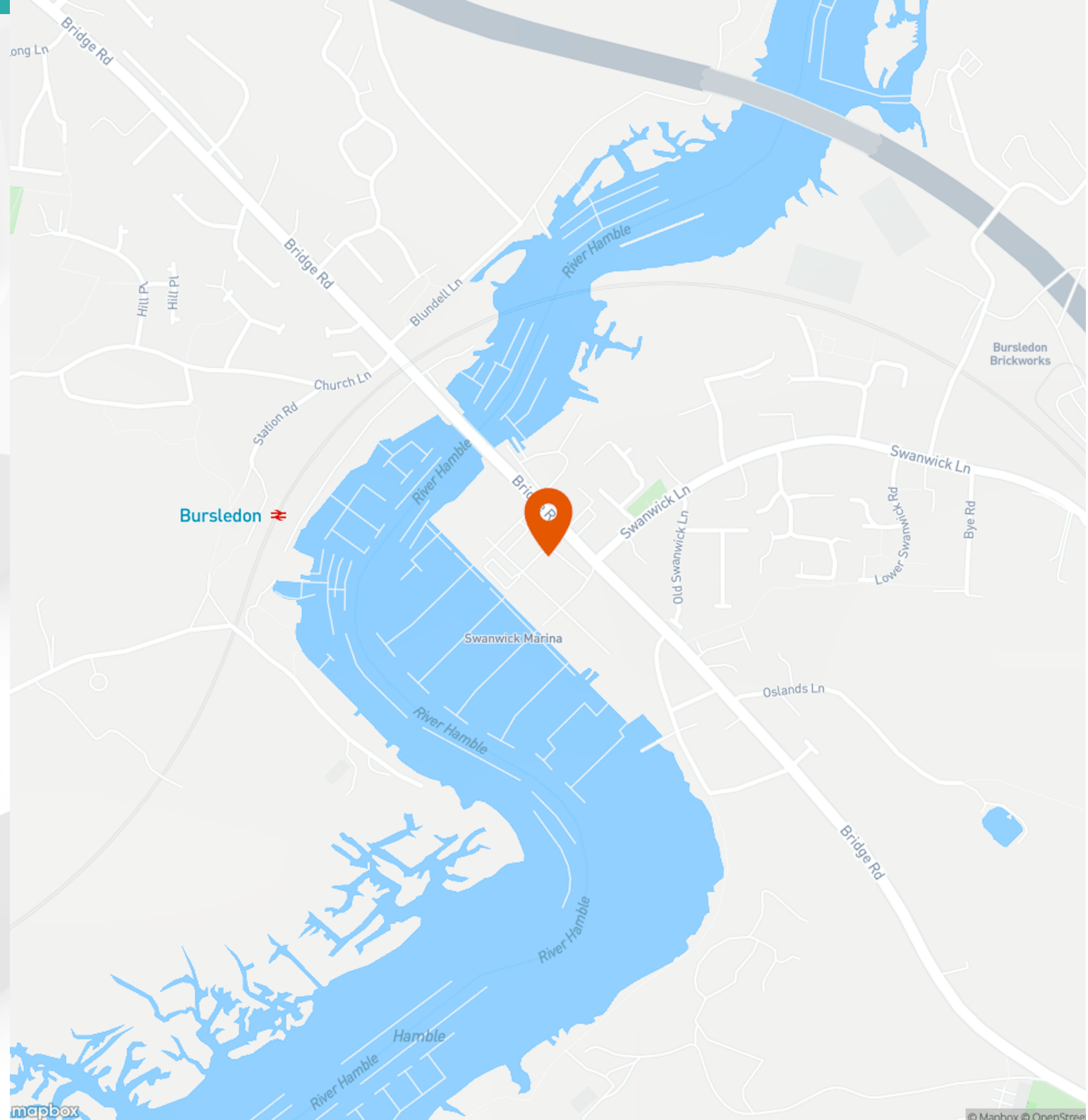


# Location



**Unit 14 The Boatyard  
Swanwick Marina, Swanwick  
Shore, Southampton, SO31  
1ZL**

Swanwick Marinas is a well established modern marina located on the River Hamble and fronting the A27. Junctions 8 and 9 of the M27 are both within approx. 3 miles in either direction. Southampton is situated approx. 8 miles to the north west with Fareham and Portsmouth approx. 6 miles and 10 to the east respectively. Bursledon train station is only 11 mins (0.5 miles) walk.









# Further Details

## Description

The suites are situated in a modern two storey office/business complex within the popular Swanwick Marina. On offer is first floor open plan office suites accessed via an external staircase benefitting from:

- Communal WCs
- Shower facilities
- Parking
- Perimeter trunking
- Lift access to first floor
- On site Café/Bistro

## Accommodation

The accommodation comprises the following areas:

| Name         | sq ft      | sq m         |
|--------------|------------|--------------|
| Unit - 14    | 360        | 33.45        |
| <b>Total</b> | <b>360</b> | <b>33.45</b> |

## Terms

A new 5 year lease is available on terms to be agreed.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.









## Enquiries & Viewings



**Alex Gauntlett**

[agauntlett@vailwilliams.com](mailto:agauntlett@vailwilliams.com)

07584 657 826



**Russell Mogridge**

[rmogridge@vailwilliams.com](mailto:rmogridge@vailwilliams.com)

07815 737175

02392203200



**Vail  
Williams**

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