



KEY FEATURES

- To Let – modern, ground floor office
- Quoting Rent – £14,000 pax
- Net internal area – 800 Sq. Ft / 74 Sq. M.
- Kitchen
- 4 Parking spaces included
- WC
- Suspended ceilings, intercom system, gas central heating
- Available immediately
- Flexible occupation terms



DESCRIPTION

Two floors of office accommodation are available to let within a purpose-built, semi-detached office building located close to Swanwick Marina. The vacant suite is situated on the ground floor and benefits from gas central heating, suspended ceilings with integrated panel lighting, kitchen, partitioned office/meeting room, and WC facilities. The ground floor also benefits from four allocated parking spaces.

SITUATION

Swanwick is a well-connected South Coast location offering immediate access to the M27, strong links to Southampton and Portsmouth, and proximity to key ports and airports. Set on the River Hamble, the area combines modern marina facilities, local amenities and attractive surroundings. Swanwick train station is located 2 miles away with Southampton Airport just 8 miles away.

ACCOMMODATION

A measured survey was undertaken which identified a net internal area of 1,600 Sq. Ft / 148 Sq. M.

TENURE

The property is available on a new IRI lease on terms to be agreed at a guide rent of £28,800 pa plus VAT and exclusive of any business rates, utilities, service charge and other outgoings associated with the demise, as applicable.

RATEABLE VALUE

Online enquiry via www.voa.gov.uk indicates a rateable value of £13,000 effective from 1st April 2023. A business rates revaluation (<https://www.gov.uk/government/news/business-rates-revaluation-2026>) will take place on 1st April 2026, when a rateable value of £16,250 is proposed to come into effect. According to the November 2025 Budget statement, eligible Retail, Hospitality & Leisure (RHL) businesses will benefit from additional relief. Please contact us to discuss this, or check this information directly with the relevant Local Authority.

LEGAL COSTS AND VAT

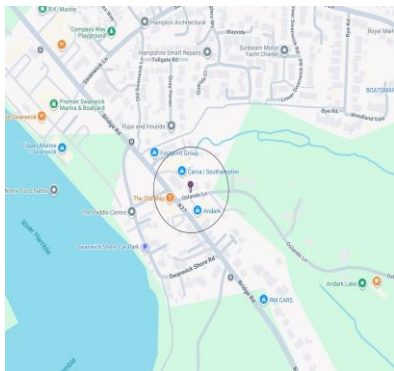
Each party is expected to bear their own legal costs in any transaction. The property is elected for VAT purposes.

EPC RATING

A new EPC is being commissioned.

VIEWINGS

All enquiries and appointments to view must be made via sole agent Trinity Rose Commercial on 023 8000 2020.



Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.

Under current Anti-Money laundering regulation, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to combat fraud and money laundering. A request will be sent once terms have been agreed. December 2025.

