



Unit 7 8 & 9 Hythe Marine Park, Shore Road, Southampton SO45 6HE

TO LET

Offices In Waterside Location

2,322 - 7,219 Sq Ft
(216 - 671 Sq M)

Unit 7 8 & 9 Hythe Marine Park, Shore Road, Southampton SO45 6HE

DESCRIPTION

Hythe Marine Park comprises two large marine high bay industrial units, along with a number of smaller industrial and office buildings on a hardstanding 12 acre site. The site is ideally located and suited for companies in the marine sector. The buildings benefit from communal WC facilities and generous parking.

- ✓ **Variety of Space Available**
- ✓ **Generous Parking**
- ✓ **Kitchenette Facilities**
- ✓ **Perimeter Trunking**
- ✓ **Gas Fired Perimeter Heating**

LOCATION

Hythe Marine Park is situated to the south of Hythe town centre on the western shore of Southampton water. The unit is positioned off Shore Road, which can be accessed from Fawley Road, via Hythe By Pass. The site is 5 miles south of the A35 and A36 at Totton. The M271 and M27 are approximately 7 miles from the site. Southampton City Centre is some 10 miles to the north east.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Unit 7	2,450	228
Unit 8	2,447	227
Unit 9	2,322	216
Total	7,219	671

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

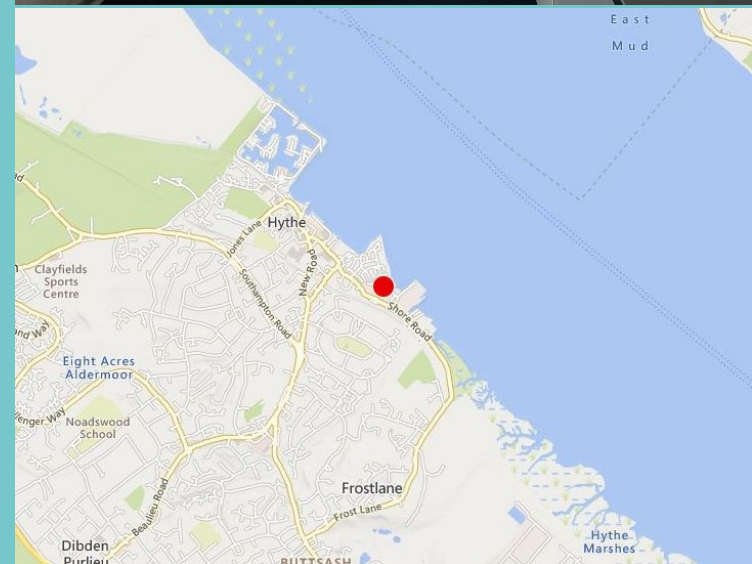
BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available on a new Full Repairing & Insuring lease on terms to be agreed. Rent is £13 per sq ft.

EPC Unit 7: E (125) | Unit 8: C (65) | Unit 9: D (85)



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VIEWING & FURTHER INFORMATION

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