



KEY FEATURES

- To Let – modern, ground and first floor offices
- Quoting Rent – £28,800 pax
- Net internal area – 1,600 Sq. Ft / 148 Sq. M.
- Kitchen on ground and First floor
- 8 Parking spaces included
- Available to let as a whole or by floor
- Suspended ceilings, intercom system, gas central heating
- Available immediately
- Flexible occupation terms



DESCRIPTION

Two floors of offices are available to let within a purpose-built semi-detached office building, situated close to Swanwick Marina. The vacant suites are situated on the ground and first floors and both benefit from gas central heating, suspended ceilings with panel lighting kitchen/kitchenette on each floor, partitioned meeting rooms/offices, a WC and the first floor with air conditioning. There are 8 parking spaces total, with 4 allocated to each floor.

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

According to the Valuation Office agency website, the below rateable values currently apply:

Ground Floor - £12,750, First Floor - £13,000

A business rates revaluation will take place on 1st April 2026, when the following rateable values are proposed to come into effect:

Ground Floor - £16,000, First Floor - £16,000

LEGAL COSTS AND VAT

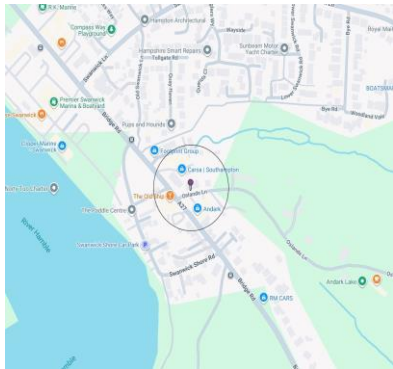
Each party is expected to bear their own legal costs in any transaction. The property is elected for VAT purposes.

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 firm's 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.

