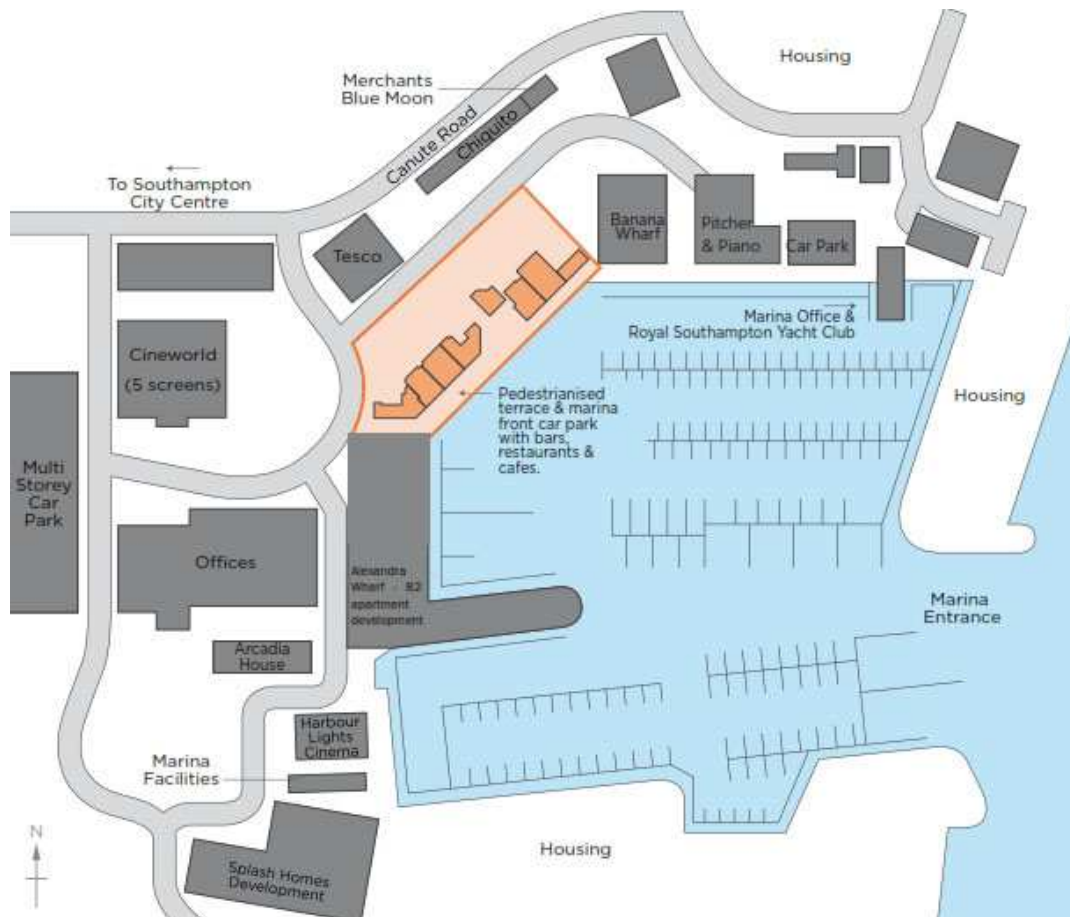


Admiral's Quay, Ocean Village Marina, Southampton

OUTSTANDING WATERFRONT
LEISURE OPPORTUNITY



- 3 Units Available
- 2,465 – 4,424 Sq. Ft.
- A1, A2, A3 & A4 Use
- Incentives Available



Unit	Occupier	Ground Floor		Mezzanine		Total	
		Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft	Sq M
1	Martimo Lounge (Loungers)						
2	Vacant	2,260	210	1,184	110	3,444	320
3	Steak of the Art						
4	Vacant	2,465	229	1,959	182	4,424	411
5	Ocean Room's Beauty Salon						
6	Vacant	2,465	229			2,465	229
7	Savills Residential						
8	Leaders Letting Agency						

- 8 new waterfront units with panoramic views across the marina, creating a vibrant mix of restaurants and cafes. The units sit on a raised platform beneath three new residential towers, one of which will be the tallest in Southampton, at 28 storeys. Each unit will have its own outdoor terrace seating area for customers to enjoy the marina views.
 - Several major residential developments comprising approx. 1,300 homes.
 - Southampton is one of the most accessible cities on the South Coast.
 - New 770 space multi-storey car park.
 - Fast road links via the M27 and M3 make London (81 miles away) reachable in 1 hour 25 minutes.
 - Cineworld (5 screen) and Picturehouse Cinemas (2 screens).
 - Trains to Central London take just 1 hour 15 minutes.
 - Modern marina with 375 berths.
 - Home of Royal Southampton Yacht Club.
 - 1 million resident population with 20 minute drive of city centre.
 - Offices occupied by the likes of HSBC, Barclays, BDO and Pricewaterhouse Coopers.
 - Strong demographics.
 - Recent planning consent granted for new £50 million 76-bed hotel and 3 restaurants.
 - Affluent Hampshire catchment
 - All 299 apartments within the development have now been successfully sold.
- The development is at the heart of the wider Ocean Village Marina site, which has successfully undergone major residential and commercial led regeneration. Key features of the immediate area include:
- Existing leisure facilities including Martimo Lounge, Pitcher & Piano, Steak of the Art, Chiquito and Banana Wharf restaurant & bar.



Planning

The Property benefits from planning permission for A1, A2, A3 and A4 use.

Rating

The units will be subject to a new rating assessment.

EPC

A copy of the EPC certificate is available upon request.

Tenure

The units are available by way of a new full repairing and insuring lease on negotiable terms.

Rent

On application.

Legal Costs

Each party is to be responsible for their own legal and professional costs incurred in the transaction.



Contact Us

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