

Hythe Marine Park

Shore Road, Hythe, SO45 6HE

TO LET
89,901 SQ FT
(8,352.10 SQ M)

ABILITY TO SPLIT FROM 18,330 SQ FT (1,702 SQ M)

**Industrial Warehouse Marine Facility with
Pontoon and Deep Water Access**





DESCRIPTION

The premises comprise of one open bay and two closed bay industrial units, capable of being leased as a whole or separately.

The facility benefits from an internal rail system which could provide dry docking for multiple vessels. This rail system could be removed if not required.

There is a slipway immediately adjacent to the boatsheds which links to the rail system. There is side berthing space along with a long pontoon which can accommodate additional vessels.

There is three phase power. The property benefits from dedicated loading apron with ample parking.



9.67m eaves
and 16.55m
ridge height



Ability
to split



Deep water
wharf access



Yard/car
parking



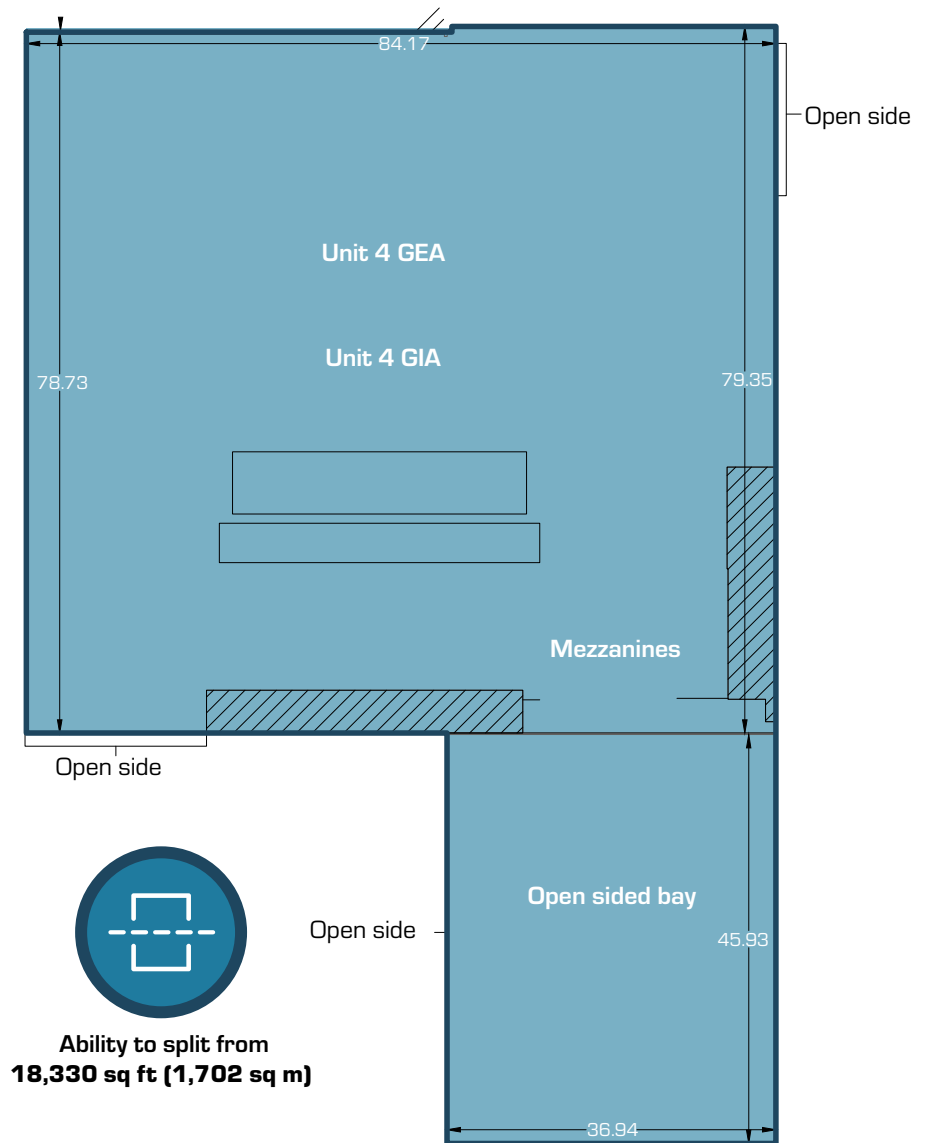
Boat lift/rail
system

ACCOMMODATION [approximate GIA]

Floor	Area (sq ft)	Area (sq m)
Total	89,901	8,352.10

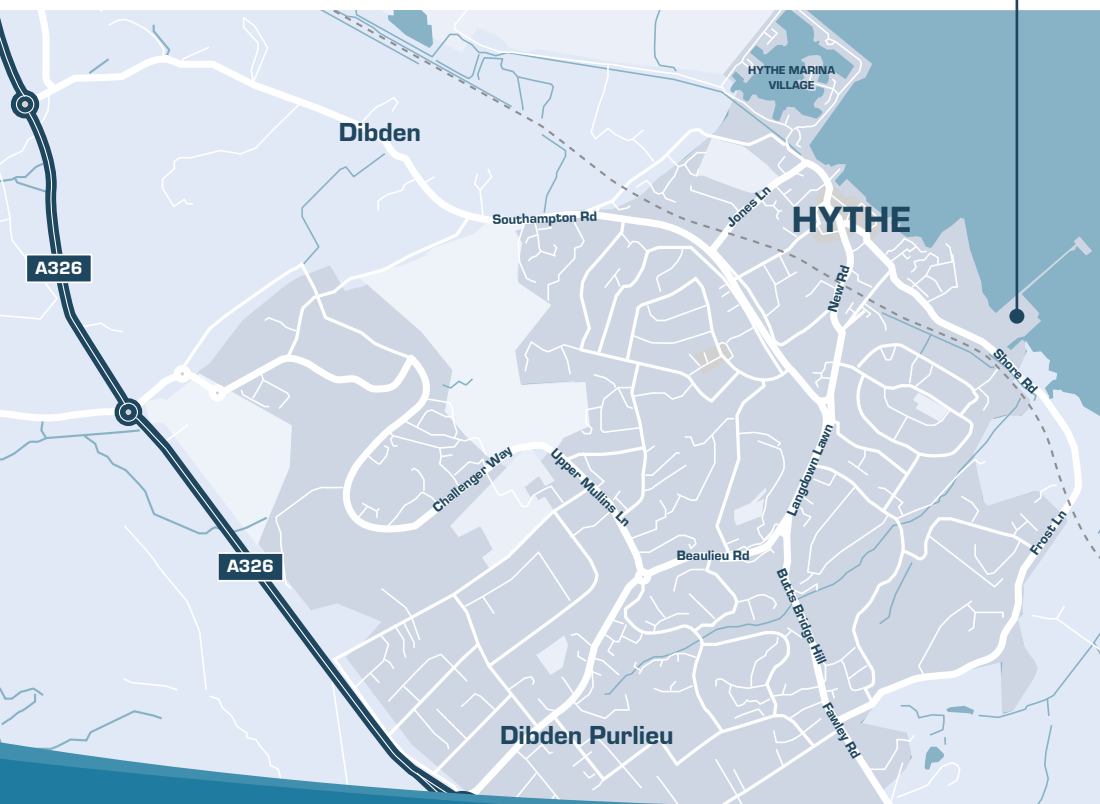


SITE PLAN





Hythe Marine Park



Hythe

LOCATION

Hythe marine park is a multi tenanted boatyard located on Shore Road, Hythe approximately 10 miles South West of Southampton city centre. Southampton dock gate 20 is 8.7 miles to the North East.

The M27 junction 2 is approximately 9 miles North. Hythe marine park benefits from deep water access to Southampton water.

Dockgate 20	9.8 miles
J3 M27	10 miles
M3	12.7 miles
Southampton Airport	15.9 miles

TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed. Rent on application.

RATES

To be re-assessed.

VAT

VAT is payable.

EPC

C (64)

SERVICE CHARGE

There is a service charge payable for the maintenance and repair of the common areas.



CONTACTS

For further information or to arrange a viewing please contact the agents:

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