

## TO LET

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**Two first floor office suites on the bank of the Beaulieu River in Buckler's Hard Yacht Harbour both with Net Internal Areas of 27.97 m<sup>2</sup> (301 ft<sup>2</sup>)**

- **New build office suites**
- **Views of the Beaulieu River**
- **Established marina with a five Gold Anchor accreditation**
- **Modern boatyard with 40-ton hoist, storage for 200 boats and cranage**
- **Shared meeting rooms, kitchen and WC facilities available**



### Contact:

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# Buckler's Hard Yacht Harbour, Buckler's Hard, Beaulieu SO42 7XB

## Location

The property is located on the western bank of the Beaulieu River in the picturesque village of Buckler's Hard within the New Forest National Park in Hampshire. More specifically, the Property is within the Buckler's Hard Yacht Harbour that benefits from a five Gold Anchor accreditation and provides a sheltered setting with 211 berths and over 300 moorings.

The village of Beaulieu is located 2 miles to the north west and benefits from being 10 miles south east of J2 of the M27 that provides the link between major employment centres along the south coast. The nearest mainline railway station is located at Brockenhurst 7 miles to the west and provides direct services to Southampton (13 mins), Bournemouth (14 mins) and London Waterloo (1 hour 30 mins).

## Description

The premises available comprise of two first floor new build office suites (Office 2 and Office 3) that both benefit from views over the Beaulieu River. Internally, the suites comprise of oak effect Amtico flooring with 8 x electricity sockets and 4 x twin data sockets, as well as heating and cooling provided by ceiling mounted air conditioning units. There are shared WC facilities, meeting rooms and kitchen facilities available on the first floor.

The suites can be accessed via a staircase from ground floor level and an intercom system linked to the main access door. The site is accessed via a secure access barrier from Buckler's Hard Road. There is on-site parking available.

## Accommodation

The suites extend to the following approximate floor area:

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The suites extend to the following approximate floor area:

| Office         | Sq ft | Sq m  |
|----------------|-------|-------|
| Office 2 (NIA) | 301   | 27.97 |
| Office 3 (NIA) | 301   | 27.97 |

The above measurements have been taken on a Net Internal Area (NIA) basis.

## Tenure

A new lease is available for each suite on terms to be negotiated.

## Rental

Office 2: £6,600 per annum exclusive of VAT. A service charge is payable.

Office 3: £6,600 per annum exclusive of VAT. A service charge is payable.

## Rateable Value

To be confirmed.

## Legal Costs

Each party to bear their own reasonable legal costs.

## Services

Mains electricity is connected to the Property.

## Viewing

By appointment with the sole agents:

Carter Jonas LLP

## Energy Performance Certificate

To be confirmed.



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