

## TO LET

### **Ground floor workshop unit on the bank of the Beaulieu River in Buckler's Hard Yacht Harbour with Gross Internal Area of 135.92 m<sup>2</sup> (1,463 ft<sup>2</sup>)**

- **New build workshop unit.**
- **Minimum eaves height of 5.8m (19ft).**
- **Established marina with a five Gold Anchor accreditation.**
- **Modern Boatyard with 40-ton Hoist, storage for 200 boats and craneage.**



#### **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 a new build workshop unit that benefits from electric roller shutter door access, generous electrical socket provision including 16A command sockets and a minimum eaves height of 5.8m (19ft).

The unit benefits from shared WC facilities on the ground floor, as well as a loading area at the front. It also includes a small office which is accessed from the unit itself or from the communal hallway. Access to the harbour is achieved via Buckler's Hard Road and the Property has a secure access barrier. There is on-site parking available.

## Accommodation

The property currently extends to the following approximate floor area:

Bay 2	Sq ft	Sq m
Workshop (GIA)	1,463	135.92
Office (NIA)	80	7.43

The workshop has been measured on a Gross Internal Area basis (GIA) and the office on a Net Internal Area basis (NIA).

## Tenure

A new lease is available on terms to be negotiated.

## Rental

£26,300 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 and water is connected to the Property.

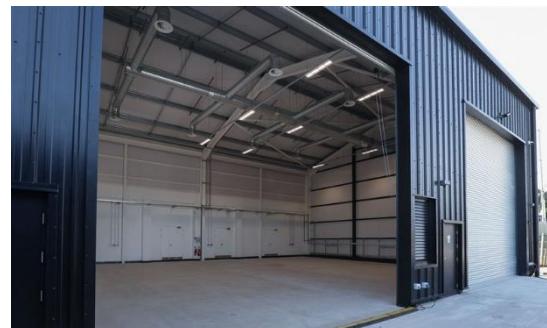
## Viewing

By appointment with the sole agents:

Carter Jonas LLP

## Energy Performance Certificate

To be confirmed.



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**Carter Jonas**