

To Let

- Prominent marina-facing position
- Suitable for retail, office or service-based uses
- Air conditioning and LED lighting
- Strong surrounding occupier mix including leisure and residential



Marina Fronting Retail Unit

389 sq ft (36.14 sq m)

Unit 1, Alexandra Wharf, 1 Maritime Walk, Ocean Village, Southampton,
Hampshire, SO14 3QR

Description

The property comprises a well-presented retail / office unit in a prominent marina-facing position within Ocean Village. The unit benefits from a full height glazed frontage providing excellent natural light and strong visibility.

The unit is fitted to a modern standard, with the benefit of air conditioning, LED lighting, three-phase power, raised access flooring, alarm system and optional office furniture.

There are WC facilities and kitchenette facilities. There is 1 allocated staff parking space, with ample public parking available within Ocean Village.

The unit has Class E planning and would suit a variety of occupiers, including retail, office or service-based uses.

Accommodation (Approximate NIA)

Floor	Area (sq ft)	Area (sq m)
Total	389	36.14

Energy Performance Certificate

EPC rating B44. A copy of the EPC is available on request.



Unit 1, Alexandra Wharf, 1 Maritime Walk, Ocean Village,
Southampton, Hampshire, SO14 3QR

Terms

The premises are available by way of a full repairing and insuring sublease for a term expiring February 2031, at a passing rent of £18,136 per annum exclusive.

Service Charge

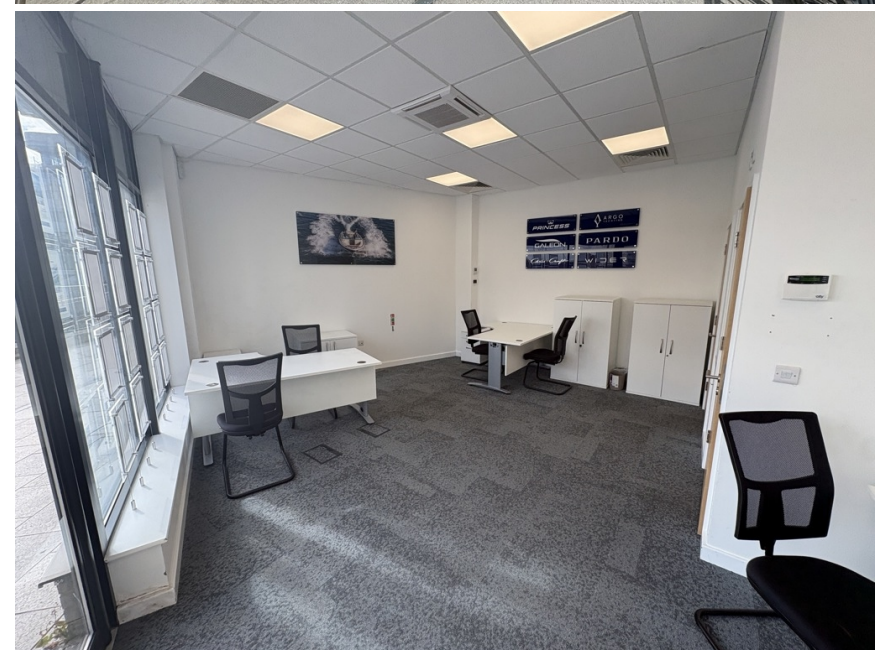
There is a service charge payable in respect of this property. Further information is available on request.

Rates

To be assessed.

VAT

We are advised that VAT will be payable.



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Location

The property is situated at Ocean Village Marina, approximately 1 mile to the south of Southampton city centre. The building occupies a prominent waterfront position overlooking the marina and benefits from immediate proximity to a range of leisure amenities including restaurants, bars and the Harbour Lights Picturehouse cinema. The Southampton Harbour Hotel & Spa is located nearby, further enhancing the amenity offering for occupiers.

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Map



Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

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