



TO LET

UNITS 1 & 2 MALLARD BUILDING, NORTHNEY MARINA, NORTHNEY,
HAYLING ISLAND, HANTS. PO11 0NH

- Marine Light Industrial Units 90.2 sq m (971 sq ft) and 77.5 sq m (835 sq ft), Built in 2006
- Suitable for Marine Occupiers
- Water Access, Boat Lifting and Hard Standing available on the Estate
- Other Occupiers include a Chandlery, Marine and Outboard Engineers, Marine Wholesalers and Yacht Brokers

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LOCATION

Northney Marina is located on the north shoreline of Hayling Island within Chichester Harbour. By road the marina is approx 2 miles from the A27 (to Portsmouth and Chichester) and a further mile to the junction with the A3 (to Guildford and London).

The marina is approx five n.m. from the Chichester Bar and the Solent beyond. The facilities at this 228 berth marina include a boat yard offering storage ashore, slipway and marine trade services.

Further information on the Marina is available at: <http://www.mdlmarinas.co.uk/mdl-northney-marina/>

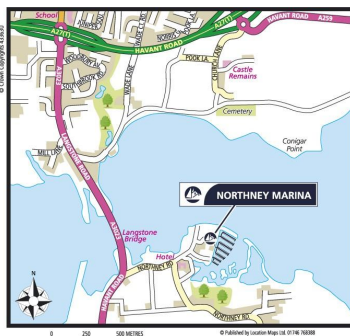
DESCRIPTION

Units 1 and 2 form part of a terrace of four marine light industrial workshop units constructed in 2006. The units are of steel portal frame and block work construction with profile sheet elevations. Unit 1 is end of terrace and Unit 2 is mid-terrace.

Each unit is accessed via a 3.5m roller shutter door and benefits from 3 phase power, separate disabled WC, lighting and heating via wall mounted heaters.

A separate store for vulnerable materials is available at the end of the terrace of units.

Location Plan (Not To Scale)



ACCOMMODATION

We have measured the property to a gross internal floor area in accordance with the RICS Code of Measuring Practice (Sixth Edition) as follows:

	M ²	Sq Ft
Unit 1	89.29	960
Unit 2	76.54	824

LEGAL COSTS

Both parties legal costs to be borne by the ingoing Tenant.

TERMS

Units 1 and 2 are available to let on a new full repairing and insuring leases, terms to be agreed. Rent on application. An Estate Service Charge will be payable.

BUSINESS RATES

We have inspected the Valuation Office Agency 2010 Draft Rating List and note the properties are assessed as follows:

Description:	Workshop and Premises
Unit 1 Rateable Value (2010):	£7,000
Unit 2 Rateable Value (2010):	£6,300
2010/11 Rate in the £:	0.414p

NB: We advise incoming Tenants make their own enquiries of the Local Rating Authority to confirm rates liability.

VIEWING

Strictly by confirmed appointment with Jessica Mott. Tel: 023 8071 3900 or jmott@savills.com. Savills strongly recommend that you discuss particular points which are likely to effect your interest in the property with a member of Savills staff who has seen the property in order that you do not make a wasted journey.

IMPORTANT NOTICE: Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representation or warranties in relation to the property either here or elsewhere, either on their own or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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