

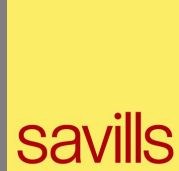


## TO LET

OFFICE SUITES, MAIN BUILDING  
NORTHNEY MARINA, NORTHNEY, HAYLING ISLAND, HANTS. PO11 0NH

- Suites from 12.26 sq m (132 sq ft) – 182.82 sq m (1,968 sq ft)
- Marine Location
- Ground and First Floor Suites available
- Marine occupiers include a Chandlery and Yacht Brokers

# MAIN BUILDING, NORTHNEY MARINA, HAYLING ISLAND, HANTS



## 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.

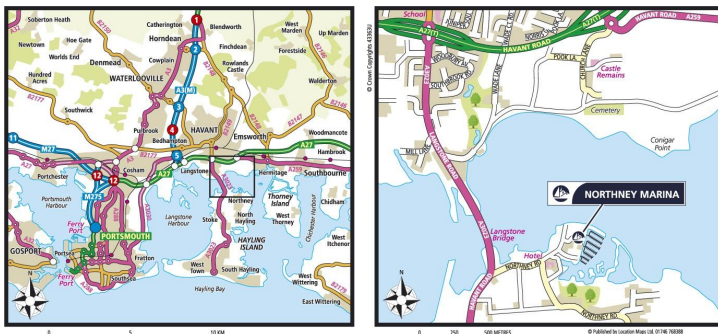
The facilities at this 228 berth marina include a boat yard offering storage ashore, slipway and marine trade services. Further information on the Marina is available at: <http://www.mdlmarinas.co.uk/mdl-northney-marina/>

## DESCRIPTION

The Main Building is an unusual shape with brick and UPVC clad elevations under a pitched tiled roof. Individual office suites are situated at ground and first floor level with access to communal WC's. A communal entrance on the north-west side of the building provides access to the first floor. In addition the ground floor units can be independently accessed from the exterior of the building.

The suites available vary in size and specification, please call for further details. There are views over Chichester Harbour from Office 105 and parking is available in the marina estate. Marine occupiers in the building include a Chandlery and a number of marine brokers.

## Location Plan (Not To Scale)



## ACCOMMODATION

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

Suite	Ground / First	Size: Sq m (Sq Ft)
Office 003	Ground Floor	55.18 sq m (594 sq ft)
Office 7 & 9	Ground Floor	79.06 sq m (851 sq ft)
Suite 4	First Floor	14.4 sq m (156 sq ft)
Office 108	First Floor	12.26 sq m (132 sq ft)
Office 105	First Floor	182.82 sq m (1968 sq ft)
Office 014	Ground Floor	33.9 sq m (365 sq ft)
Office 015	Ground Floor	63.18 sq m (680 sq ft)

## LEGAL COSTS

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

## TERMS

The suites are available to let on a new internal repairing and insuring leases, terms to be agreed. Rent on application. A Building and 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:

Office 003	£7,800
Office 7 & 9	£7,600
Suite 4	£1,100
Office 108	£1,275
Office 105	£18,000
Office 014	£3,200
Office 015	£5,600

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](mailto: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.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Incoming Tenants must satisfy themselves by inspection or otherwise. April 2010