



TO LET

OFFICE SUITES, SALTMAKERS HOUSE HAMBLE POINT MARINA, SCHOOL LANE, HAMBLE, SOTON. SO31 4NB

- Ground & First Floor Office Suites
12.07 sq m (130 sq ft) – 73.67 sq m (793 sq ft)
- Flexible lease terms available
- Water access, boat lifting and hardstanding available
- Other marine occupiers include a Chandlery and a wide variety of new & used boat sales

SALTMAKERS HOUSE, HAMBLE POINT MARINA, SCHOOL LANE, HAMBLE



LOCATION

Hamble Point Marina is situated South of Hamble Village within approx 4 miles of Junction 8 M27. The marina is located at the mouth of the River Hamble, with easy access to the Solent.

Occupiers at Hamble Point include a chandlery, bar and restaurant and a wide variety of new and used boat sales together with marine related repairs and maintenance.

The facilities at this 230 berth marina include a boat yard offering storage ashore, slipway, dry stack and marine trade services. Further information on the Marina is available at: www.mdlmarinas.co.uk/mdl-hamble-point-marina/home.asp

DESCRIPTION

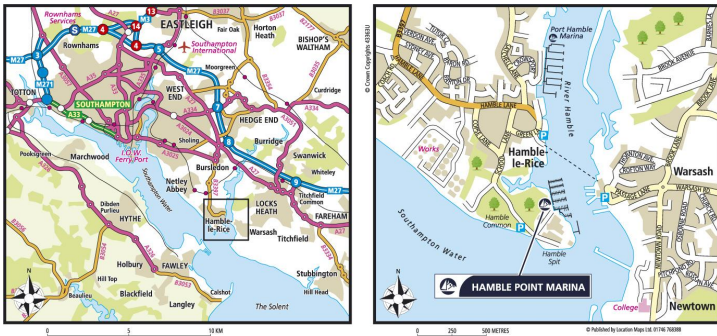
Saltmakers House is a purpose built two storey, timber clad office building under a pitched, tiled roof.

Saltmakers House is a multi-let building of smaller office suites from 130 sq ft to 793 sq ft, with a mixture of marine and non-marine related occupiers present.

The entrance lobby benefits from a reception/waiting area and a tenants signboard, with glass elevations overlooking the marina.

Individual office suites are available on both the ground and first floors and have access to the communal toilets and a first floor shared kitchen.

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	Floor	Size: Sq m (Sq Ft)
028	Ground Floor	19.69 sq m (212 sq ft)
029	Ground Floor	23.22 sq m (250 sq ft)
105 - 107	First Floor	44.40 sq m (478 sq ft)
111	First Floor	12.07 sq m (130 sq ft)
112	First Floor	12.07 sq m (130 sq ft)
118-119	First Floor	24.15 sq m (260 sq ft)
120	First Floor	12.07 sq m (130 sq ft)
121	First Floor	12.07 sq m (130 sq ft)
101 - 104	First Floor	73.67 sq m (793 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:

Suite	Rateable Value
028	£4,100
029	£4,850
105 - 107	£9,700
111	£2,600
112	£2,600
118-119	£5,300
120	£2,600
121	£2,600
101 - 104	£15,750

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.
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