



# MDL Estates

A Division of MDL Marinas Group PLC

## NEW BROKERS' OFFICES

## HAMBLE POINT MARINA

SCHOOL LANE, HAMBLE, SOUTHAMPTON SO31 4NB



**746 - 1,100 sq.ft. (69.3 - 102.2sq.m)**

**£22,000 - £31,000 per annum**

- **BRAND-NEW PURPOSE-BUILT BROKER'S OFFICES**
- **DEDICATED NEW BOAT SALES LINE HARDSTANDING**
- **AIR CONDITIONED**
- **24 HOUR SECURITY**
- **MARINA FACILITIES INCLUDING BOAT LIFTING AND HARD STANDING**
- **75 TON TRAVEL HOIST / 4 TON MOBILE CRANE**
- **BERTHING AND YARD SERVICE DISCOUNTS (SUBJECT TO TERMS & CONDITIONS)**

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## **NEW BROKER'S OFFICES**

MDL Marinas are soon to complete inspirational new brokers' offices within one of the south coasts liveliest marina business communities, at the entrance to Hamble Point Marina. The investment will include significant improvement to the adjacent Firefly Road boatyard to offer an unrivalled setup for new and used yacht brokerage with offices and boat sales lines side by side.

Each brokers' office benefits from a self-contained kitchen and separate WC, open plan air-conditioned office space and rear terrace overlooking the hardstanding.

**Property EPC Rating: B**



## **HAMBLE POINT MARINA**

For sheer location alone, Hamble Point Marina is hard to beat. At the mouth of the River Hamble, with easy access to the world-famous waters of the Solent, a magnet for competitive sailors from around the globe, it's a favourite with racers and cruising yachtsmen alike. Directly south of the Hamble is the Isle of Wight, with Cowes only a few miles away. Following a recent circa £3 million investment by Marina Developments Ltd, the 230-berth marina itself offers extensive shore-side facilities, besides a well-stocked chandlery, bar and restaurant, Hamble Point also has the best range of new and used boats for sale on the South Coast.





