

**Firefly House  
Hamble Point Marina  
School Lane, Hamble, Southampton SO31 4NB**

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**Self-contained business space – suitable for a variety of uses**  
**792 sq ft (73.6 sqm)**  
**£15,750 per annum**

## Description

Recently refurbished, comprising flexible self-contained business space, suitable for a variety of uses and prominently located adjacent to 11,000 sqm of new boat sales hard standing on one of the south coast's liveliest marina business communities.

Benefiting from:

- Self-contained kitchen
- Self-contained WC
- 24-hour security
- Marina facilities including boat lifting and hardstanding
- 75 Ton travel hoist and 4 Ton mobile crane
- Berthing and yard service discounts available (subject to terms & conditions)

**Property EPC Rating:** To be confirmed

**Rateable Value:** To be confirmed

## 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 £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.

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### For further information and viewing arrangements:

Viewing is strictly by confirmed appointment with MDL Estates. Prior to making an appointment to view, MDL Estates strongly recommend that you discuss any points which are likely to affect your interest in the property with a member of MDL Estates staff. For further information or to arrange a viewing please contact:

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**Email [simon.welch@mdlmarinas.co.uk](mailto:simon.welch@mdlmarinas.co.uk)**

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### IMPORTANT NOTICE

#### The Code for Leasing Business Premises in England and Wales 2007

The Code for Leasing Business Premises in England and Wales 2007 recommends you seek professional advice before agreeing a business tenancy. The code is available through professional institutions and trade associations or through the website [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

#### MDL Estates give notice that:

1. They make no representations or warranties in relation to the property either here or elsewhere. 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 MDL Estates have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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