

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



**A variety of office suites to let from
130 sq. ft (12.0 sq. m) / £2,050 per annum**

Description

Saltmakers House offers a variety of self-contained ground and first floor offices suites, within the heart of Hamble Point Marina, benefiting from communal kitchen and breakout area and on site carparking – suitable for a variety of office occupiers wishing to benefit from the wider marina facilities

Property EPC Rating: C-58

Rateable Value: tbc

Hamble Point Marina

For sheer location alone Hamble Point Marina is hard to beat. 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.

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:

Simon Welch BSc (Hons) MA MRICS

Mobile 07483 918980

Email simon.welch@mdlmarinas.co.uk

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

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.