



MDL Estates

A Division of MDL Marinas Group PLC

Saltmakers House

Hamble Point Marina

School Lane, Hamble, Southampton SO31 4NB



**A variety of office suites to let from:
175 sq.ft (16.3 sq.m) / £2,500 per annum**

- **Flexible Lease Terms Available**
- **24 Hour Security**
- **Water Access**
- **Marina Facilities**
- **Boat Lifting and Hard Standing Area**
- **75 Ton Travel Hoist / 4 Ton Mobile Crane**
- **Super-Fast WiFi**

Outlook House | School Lane | Hamble Point | Hamble | Southampton | SO31 4NB

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Registered Number 01949111 England

www.mdlestates.co.uk



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. 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.

Saltmakers House

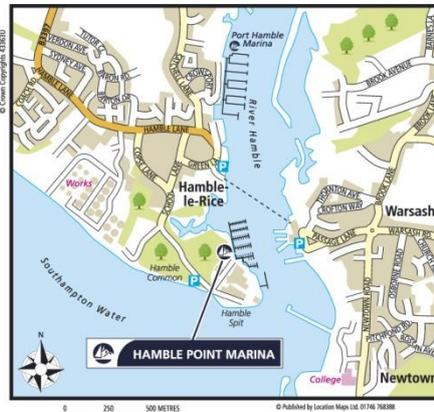
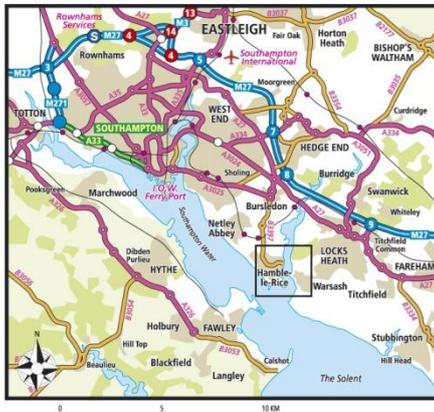
Offers a variety of self-contained ground and first floor offices suites, within the heart of Hamble Point Marina, benefiting from communal kitchen and breakout area and on site carparking – suitable for a variety of office occupiers wishing to benefit from the wider marina facilities.

Properties Available To Let – subject to availability

Property	Use	Accommodation	Asking Rent Per Annum (Exc VAT)	Rateable Value*	EPC Rating
006 & 007 Saltmakers House	Ground Floor Office	424 sq.ft (39.4 sq.m)	£10,200	£8,300	C-58
105 Saltmakers House	1 st Floor Office	175 sq.ft (16.3 sq.m)	£2,500	£2,450	C-58
106-107 Saltmakers House	1 st Floor Office	350 sq.ft (32.5 sq.m)	£5,250	£7,000	C-58
108 Saltmakers House	1 st Floor Office	175 sq.ft (16.3 sq.m)	£2,650	£3,400	C-58
109 Saltmakers House	1 st Floor Office	175 sq.ft (16.3 sq.m)	£2,650	£3,400	C-58

Legal Costs

The ingoing tenant to pay the landlord's reasonable legal costs.



Not to Scale



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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 particular points which are likely to affect your interest in the property with a member of MDL Estates staff who has seen the property in order that you do not make a wasted journey.

For further information please contact:

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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

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.