



**MDL Estates**

A Division of MDL Marinas Group PLC

**Unit 11**

**Sparkes Marina**

**38 Wittering Road, Hayling Island,  
Hampshire PO11 9SR**



**579 sq. ft. (53.8 sq. m)**

**Guide £5,500 per annum**

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

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Registered Number 01949111 England

[www.mdlestates.co.uk](http://www.mdlestates.co.uk)





## Sparkes Marina

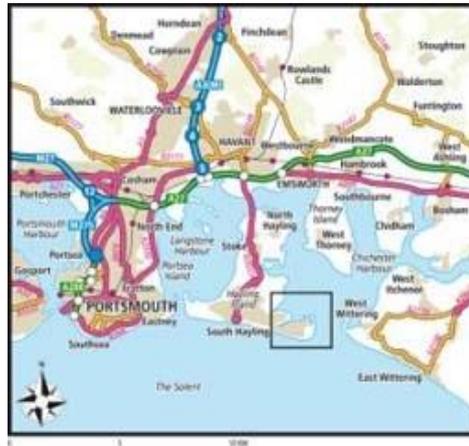
Sparkes Marina is situated on the south-east tip of Hayling Island within Chichester Harbour, one of Europe's largest natural harbours. An array of birds and marine life, stunning sunsets and calm waters are just some of the advantages of this location. There are plenty of anchorages to explore within the vicinity, such as Itchenor with its quaint pubs or Bosham Village. Further afield, sail west to historic Portsmouth, explore the coastline around the Isle of Wight or go racing in the Solent.



## Description

The property is a ground floor lock up unit suitable for storage or workshop purposes.

**Terms:** The property is available on flexible terms. A rent deposit equivalent to 6 month's rent will be required upon completion of the new lease



**Property EPC Rating:** D92

**Service Charge:** Approx. £1,720.00 based on the current Service Charge Budget

**Rateable Value:** £3700  
(source: voa.gov.uk)





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## Arrange a viewing

Viewing is strictly by confirmed appointment with MDL Estates. Prior to making an appointment to view MDL 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](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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