



# MDL Estates

A Division of MDL Marinas Group PLC

## Unit 13 Slipway

### Hamble Point Marina

School Lane, Hamble, Southampton SO31 4NB



### Self-contained office

**611 sq.ft. (56.8 sq.m) / £22,000 per annum**

- **Prominent position at the mouth of the River Hamble**
- **Purpose built office – suitable for other marine related uses**
- **Private raised terrace**
- **Air conditioned**
- **24 Hour Security**
- **Marina Facilities**
- **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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### **Unit 13 Slipway, Hamble Point Marina**

Purpose built in 2016, located at the mouth of the River Hamble in a prominent position adjacent to pontoons and the slipway and also benefitting from air-conditioning and direct access onto a private raised terrace. Suitable for a variety of marine related uses for those occupiers wishing to benefit from the waterside location and wider marina facilities.

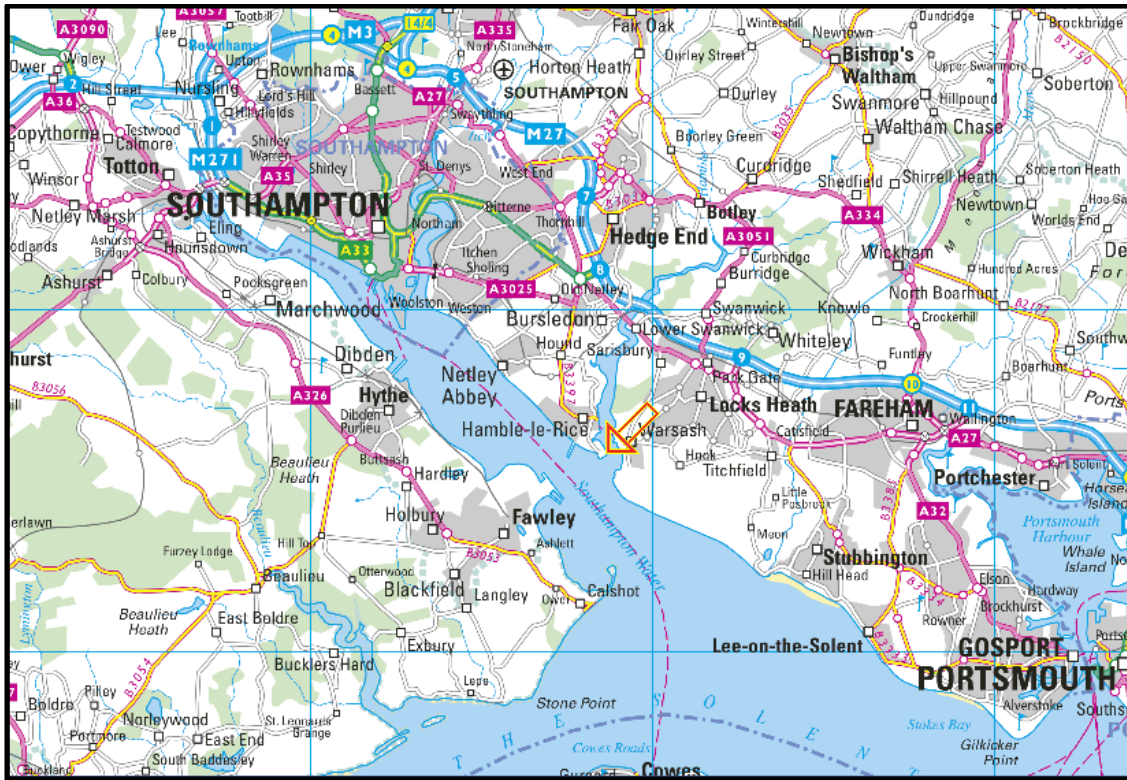
**Property EPC Rating: B32**



### **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.





### 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 in.

### Legal Costs

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

### 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:**

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