



MDL Estates

A Division of MDL Marinas Group PLC

Unit 5

Sparkes Marina

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



68.93 sq. m (742 sq. ft.)

Guide £8,000 pax

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

+44(0)845 600 1813 | estates@mdlmarinas.co.uk

Registered Number 01949111 England

www.mdlestates.co.uk





Sparkes Marina

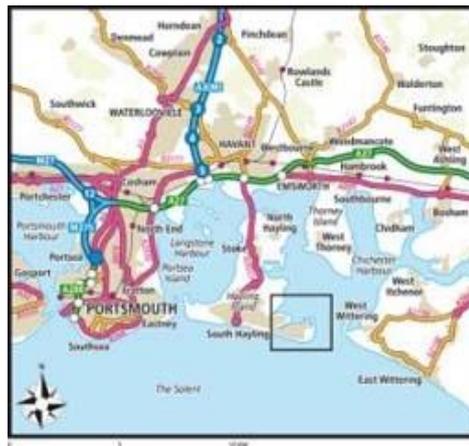
Sparkes Marina is situated on the south-east tip of Hayling Island within Chichester Harbour, one of Europe's largest natural harbours. An array of birds and marine life, stunning sunsets and calm waters are just some of the advantages of our beautiful location. There are plenty of anchorages to explore 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 arranged over one floor in three rooms.

Terms: The property is available on flexible terms.



Property	Use	Accommodation	Asking Rent Per Annum (Exc VAT)	Rateable Value*	Approximate Service Charge Payable Per Annum (Exc VAT)	EPC
Unit 5	Office	68.93sq.m (742 sq. ft)	£8,000	£3,900	£2,160	D - 100





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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

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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