



11/12 Firefly Road

Hamble Point Marina SO31 4NB



**MDL MARINA
ESTATES**

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Unit 11/12 Firefly Road, Hamble Point Marina– Available to let.

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 £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

Unit 11/12 Firefly Road offers an approximately 568 sq. ft. of split-level office space within the heart of Hamble Point Marina, benefiting from its own fitted reception area, a spacious open plan office area and kitchenette along with on-site carparking

These excellent offices are suitable for a variety of marine-based and marine-associated use occupiers wishing to benefit from the wider marina facilities and synergies of numerous marine based occupiers nearby.

Available on attractive and flexible terms, at a rent of £10,000pax, plus Service Charge.

Property EPC Rating: D (77)

Rateable Value: £TBC

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

Arrange a Viewing

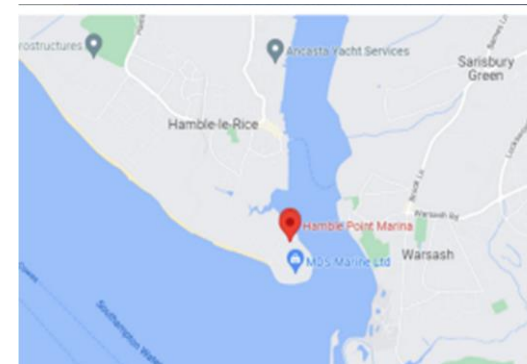
Viewing is strictly by confirmed appointment with MDL Estates. Prior to making an appointment to view a property MDL Estates strongly recommend that you discuss any particular points which are likely to affect your interest in Hamble Point Marina

For further information or to arrange a viewing please contact:

MDL Estates Simon Millar

Tel: 07979435061

Email: s.millar@mdlmarinas.co.uk



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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.leasebusinesspremiere.co.uk

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