



# BROKERS' OFFICE B1, HUNTSMAN ROAD



HAMBLE POINT MARINA, SOUTHAMPTON, SO31 4NB

# DESCRIPTION



## UNIT SIZE

746 sqft (69.30 sq.m)

## RENT

£28,000 pax (subject to contract)

## DESCRIPTION

Unit B1 is the last remaining Brokers' Office at Hamble Point. Combining modern aesthetics with sustainable design, the space features attractive timber cladding, a balcony, and expansive floor-to-ceiling windows that fill the office with natural light. The unit includes an open-plan workspace, a small meeting room, and dedicated W/C and kitchen facilities, creating a flexible and efficient work environment. Positioned prominently at the marina entrance, Unit B1 offers high visibility and a professional, welcoming atmosphere, ideal for businesses seeking a distinctive and impressive workspace.

## RATEABLE VALUE (2025)

On application

## EPC

B46

## TERM

A new 6 year lease in the Landlord's Standard Form held outside of the Landlord and Tenant Act 1954. Rent reviews to be at the 2nd and 4th years.

## SERVICE CHARGE

Estimated at £1,390 per annum for 2025/2026

## LEGAL COSTS VAT

On application

All figures quoted are exclusive of VAT

# EXISTING OCCUPIERS



# MARINA INFORMATION

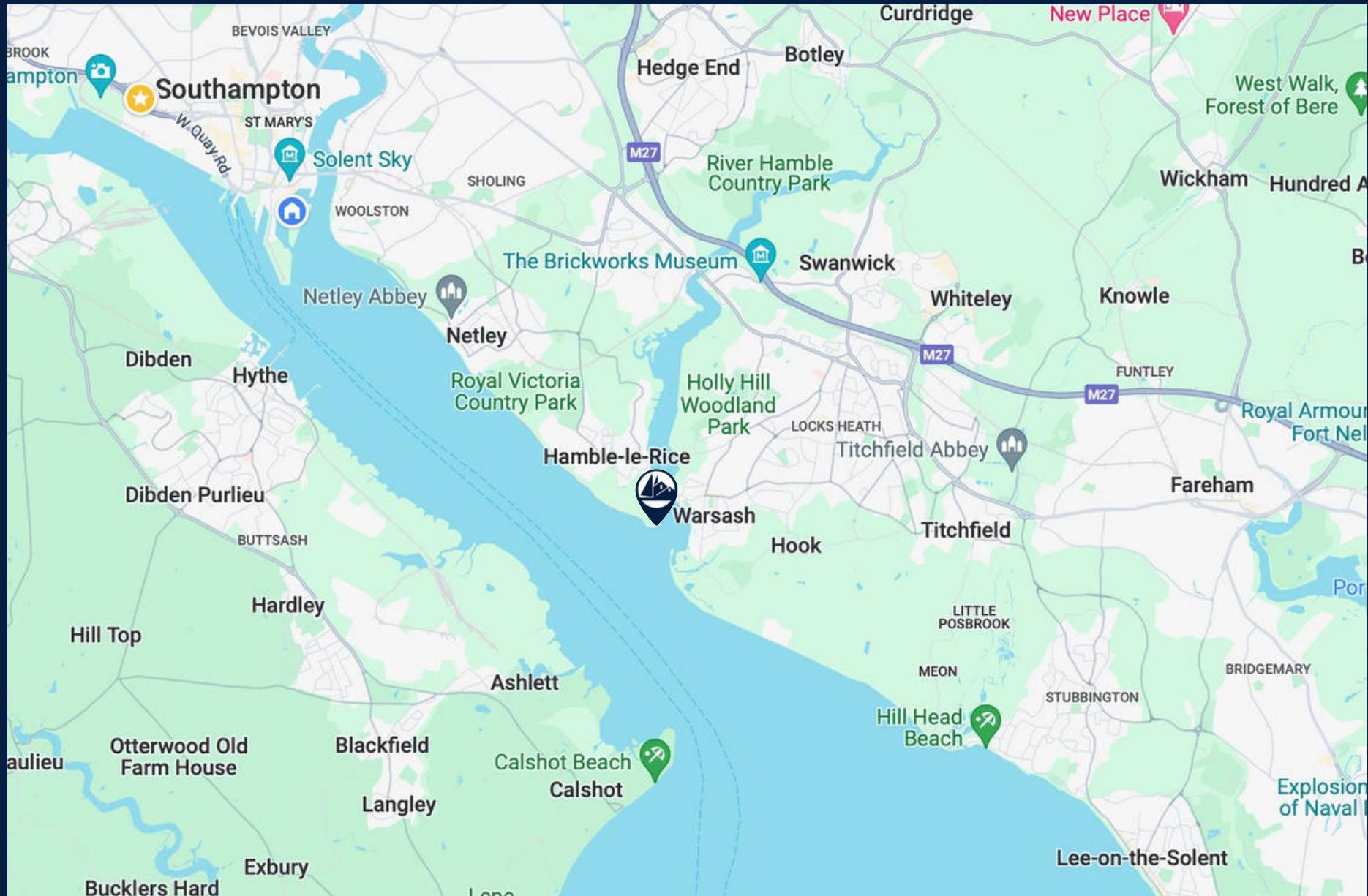


Hamble Point Marina boasts an unbeatable location at the mouth of the River Hamble, offering direct access to the world-renowned waters of the Solent. This prime position makes it a top destination for competitive sailors from across the globe and a favorite among both racers and cruising yachtsmen.

The 230-berth Hamble Point Marina offers a wide range of shore-side facilities, ensuring everything you need is close at hand. In addition to the popular Ketch Rigger Bar and Restaurant, the marina is renowned for having the South Coast's finest selection of new and used boats for sale. For motorboat owners, the marina features a 137-berth dry stack system for boats up to 10 metres, providing enhanced security and reduced maintenance costs. This service includes unlimited on-demand launching, available seven days a week for added convenience.



# LOCATION



# CONTACT US

## MDL Estates Team

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### IMPORTANT NOTICE:

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. 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)

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