



Office 1 First Floor Chandlery Building

Hamble Point Marina, School Lane, Hamble, Southampton SO31 4NB



MDL MARINA
ESTATES



Hamble Point Marina

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. 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.

Self-contained office
347 sq ft (32.2 sqm)
£12,000 per annum

Description

- Prominent 1st floor position accessed via external stairs
- Purpose built office – suitable for other marine related uses
- Elevated views over dry stack
- 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)

Property EPC Rating: D94

Rateable Value: £TBC

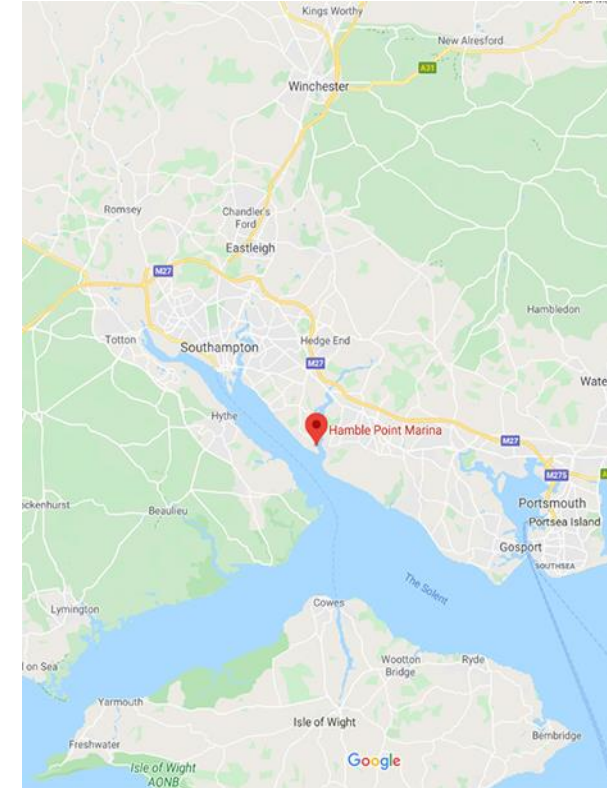
Legal Costs: The ingoing tenant to pay the landlord's reasonable legal costs.

For further information or to arrange a viewing please contact:

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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.

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.lettingbusinesspremises.co.uk

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