



# Firefly House

Hamble Point Marina, School Lane, Hamble-le-Rice, Southampton, SO31 4NB



MDL MARINA  
ESTATES



## 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.

### Description

Self-Contained Office Building.

Newly refurbished with separate kitchen, WC, and shower facilities.

4 individual office suites with a separate storage/comms room and lobby.

**Rent:** £17,500 p/a

**Size:** approx. 1,061 sq ft

**Service Charge:** £1,000 p/a approx.

**Property EPC Rating:** D99

**Rateable Value:** To be confirmed

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

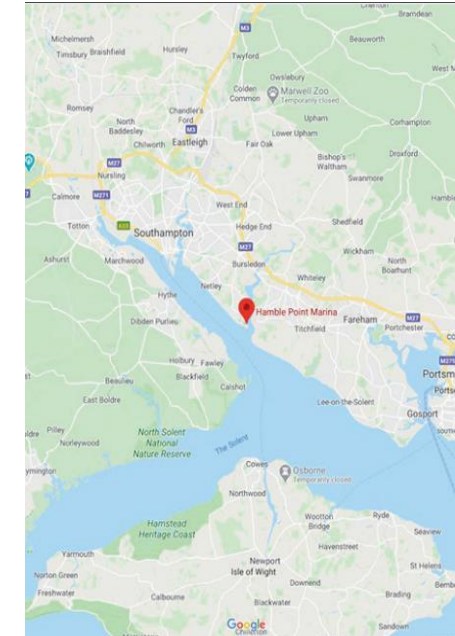


**For further information or to arrange a viewing please contact:**

Jacob Lewis-Morgan

Mobile: 07776 203739

Email: [j.lewis-morgan@mdlmarinas.co.uk](mailto:j.lewis-morgan@mdlmarinas.co.uk)



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.leasingbusinesspremises.co.uk](http://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.