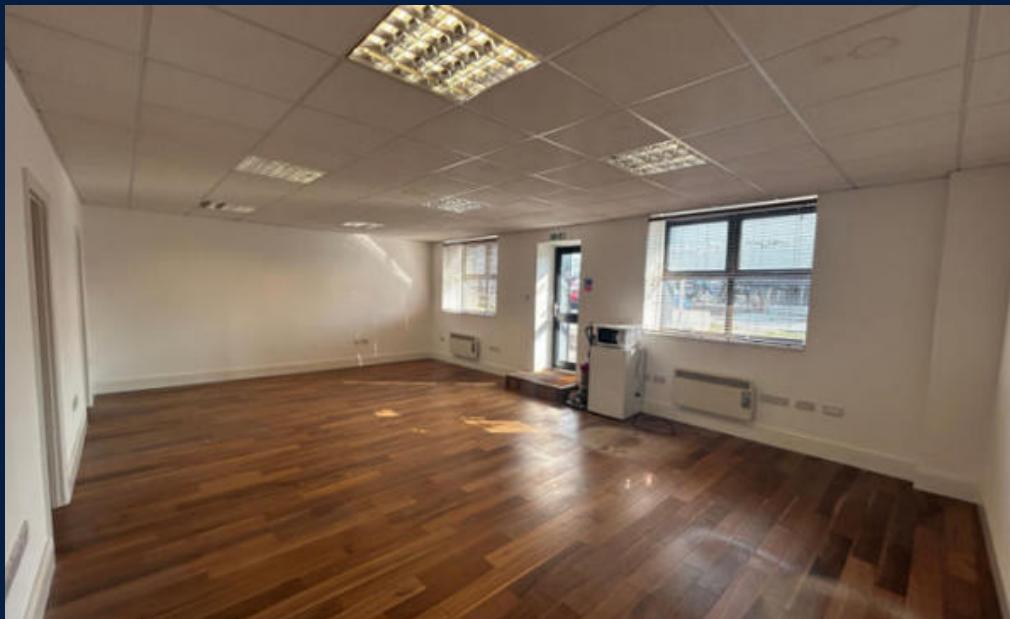


Unit 3, Firefly Road



HAMBLE POINT MARINA, SOUTHAMPTON, SO31 4NB

DESCRIPTION



UNIT SIZE

618 sqft (57.41 sq.m)

RENT

£12,500 pax (subject to contract)

DESCRIPTION

Firefly Road consists of a terrace of office units, which provides companies with small office suites and their own front doors. All office units benefit from a kitchen point, storage area and a nearby communal W/C . The units are well situated in the marina, with parking to the front elevation.

RATEABLE VALUE (2025)

£13,000

EPC

D86

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 £1,000 per annum for 2025/2026

VAT

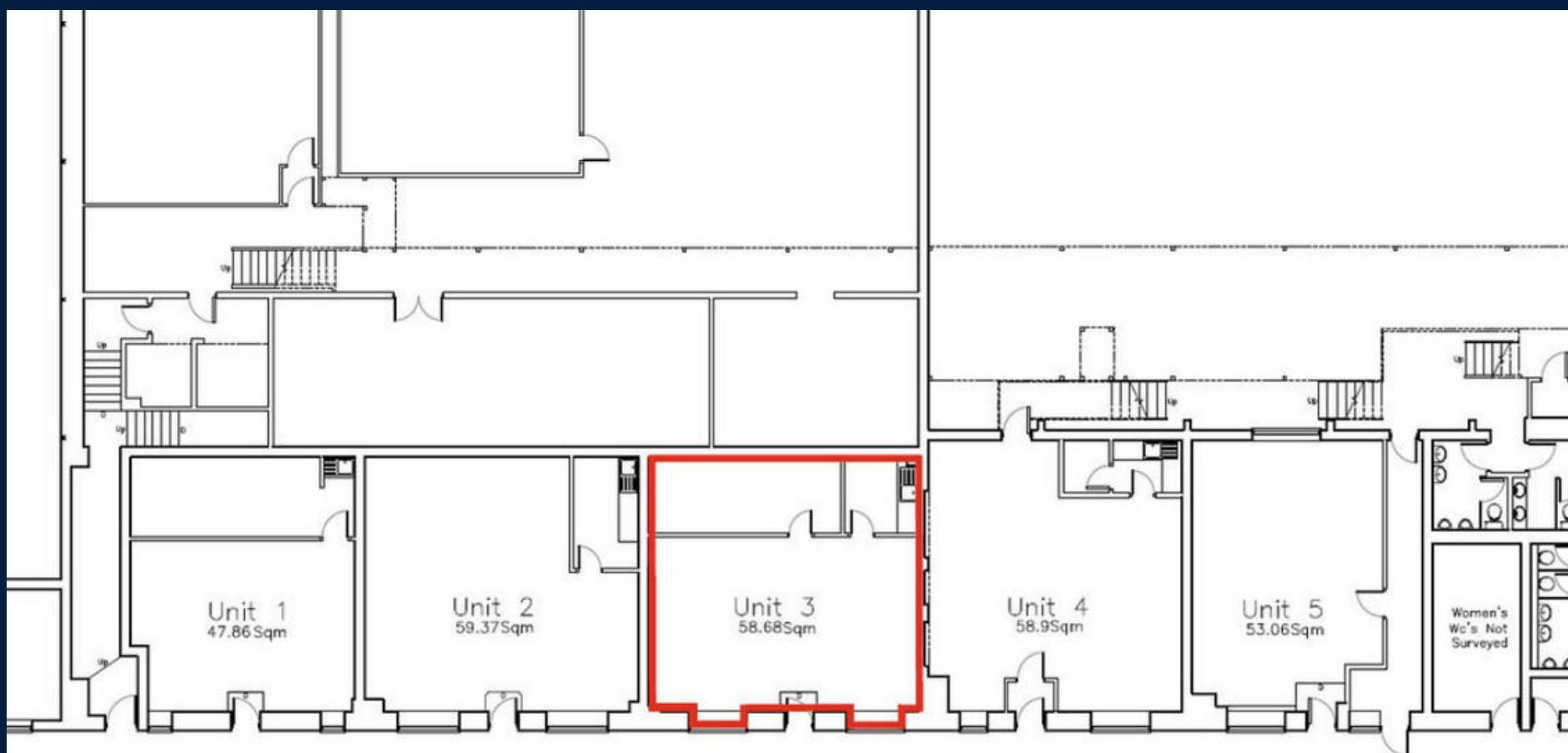
All figures quoted are exclusive of VAT

LEGAL COSTS

On application



FLOOR PLAN



EXISTING OCCUPIERS



MARINA INFORMATION

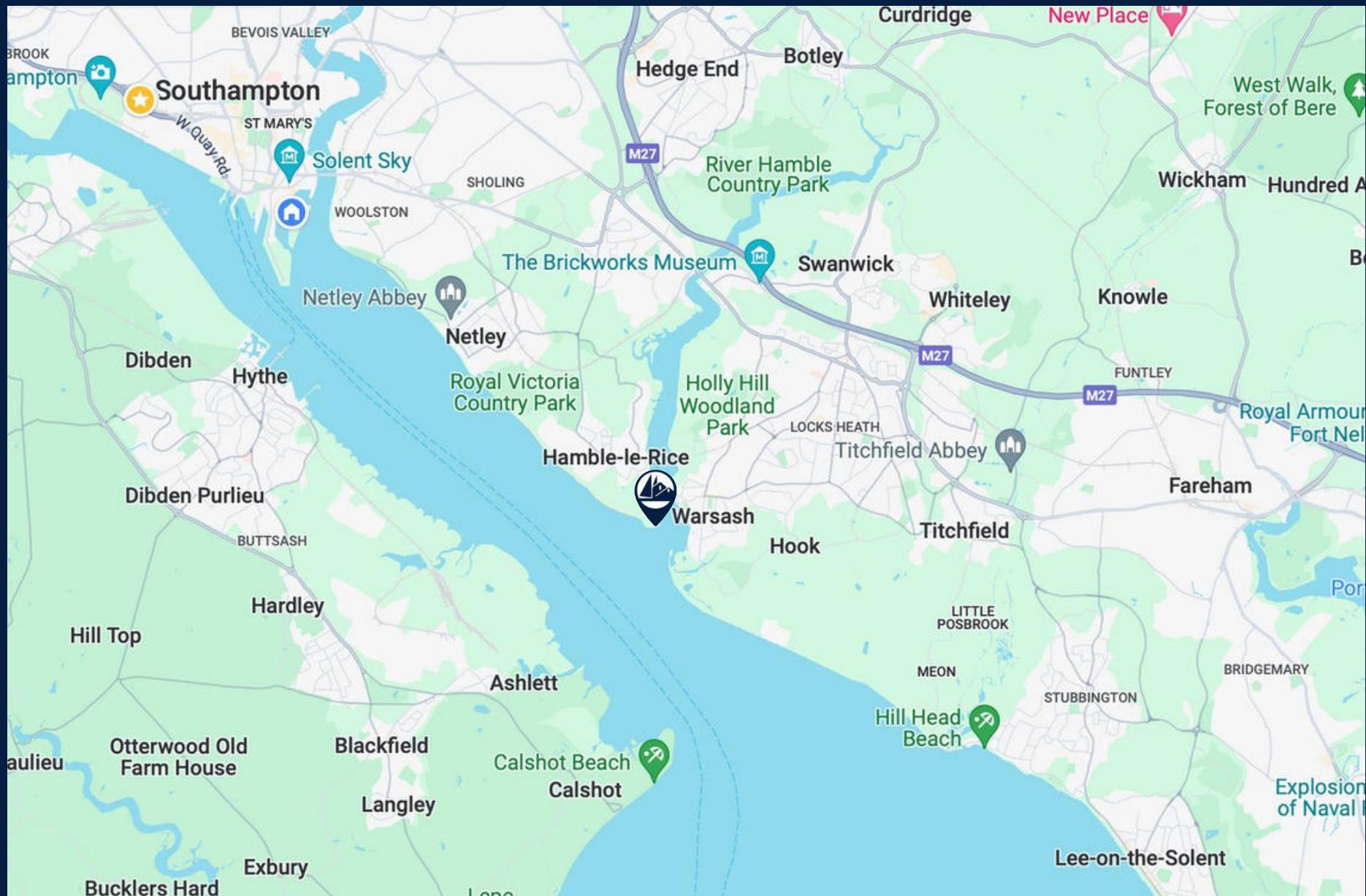


Hamble Point Marina boasts an unbeatable location at the mouth of the River Hamble, offering direct access to the world-renowned waters of the Solent. This prime position makes it a top destination for competitive sailors from across the globe and a favorite among both racers and cruising yachtsmen.

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

Estates@mdlmarinas.co.uk
(023) 8045 7155



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

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