



WORKSHOP 6, FIREFLY ROAD



HAMBLE POINT MARINA, SOUTHAMPTON, SO31 4NB

DESCRIPTION



UNIT SIZE

4,143 sqft (384.90 sq.m)

RENT

£28,500 pax (subject to contract)

DESCRIPTION

MDL Marinas is excited to announce that, for the first time in over a decade, Workshop 6 is now available to let. As the only workshop currently available at Hamble Point Marina, this is a rare and exciting opportunity for prospective tenants. Workshop 6 is a spacious unit with both workshop and office space, located in the marina's lower yard. Hamble Point Marina is not only known for its first-class berthing and marina services but also for its role as a bustling Marine Service Centre with over 50 tenants who provide boat-owners with a wide range of marine services from boat repairs to electrical work.

RATEABLE VALUE (2024)

£22,750

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 £4,000 per annum for 2024/2025

VAT

All figures quoted are exclusive of VAT

LEGAL COSTS

On application

EPC

On application

EXISTING OCCUPIERS



NEW TENANT FACILITIES



HAMBLE POINT

MARINA INFORMATION

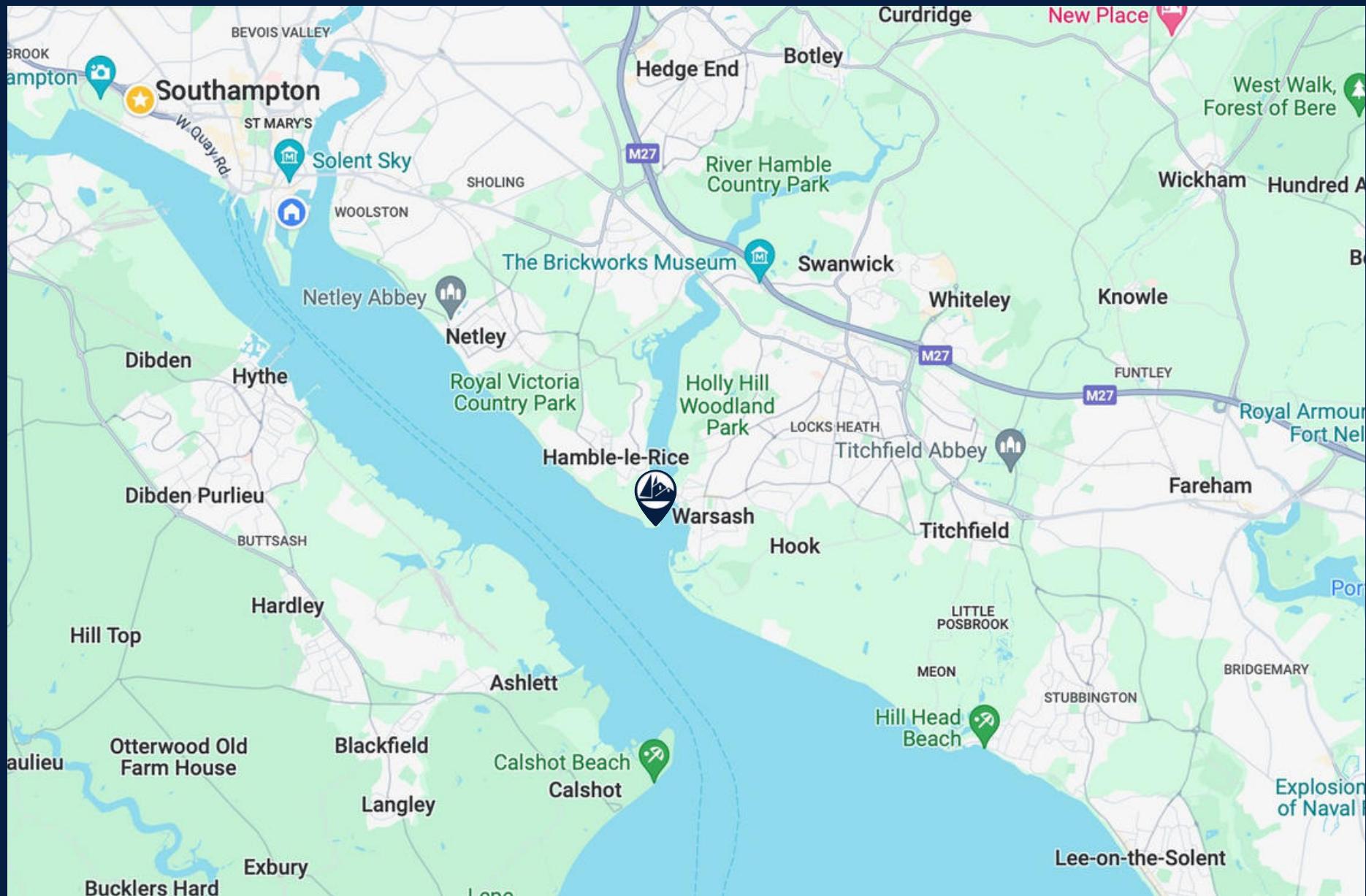


Hamble Point Marina boasts an unbeatable location at the mouth of the River Hamble, offering direct access to the world-renowned waters of the Solent. This prime position makes it a top destination for competitive sailors from across the globe and a favorite among both racers and cruising yachtsmen.

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

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. October 2024