



# OUTLOOK HOUSE

Hamble Point Marina, School Lane, Hamble, 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.

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**Self-contained offices – suitable for a single occupier or subdivided as smaller suites**  
1,220 sq ft (113.3 sqm) to 4,835 sq ft (449.2 sqm)  
£10,500 to £40,000 per annum

### Description

Prominently located offices at the mouth of the River Hamble on Hamble Point Marina, one of the south coast's liveliest marina business communities. Suitable for a single occupier or can be subdivided into smaller office suites. Comprising:

- Self-contained kitchen
- Self-contained WCs
- Integral IT cabling
- 24-hour security
- Marina facilities including boat lifting and hardstanding
- 75 Ton travel hoist and 4 Ton mobile crane
- Berthing and yard service discounts available (subject to terms & conditions)

**Property EPC Rating:** D76

**Rateable Value:** £47,000

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

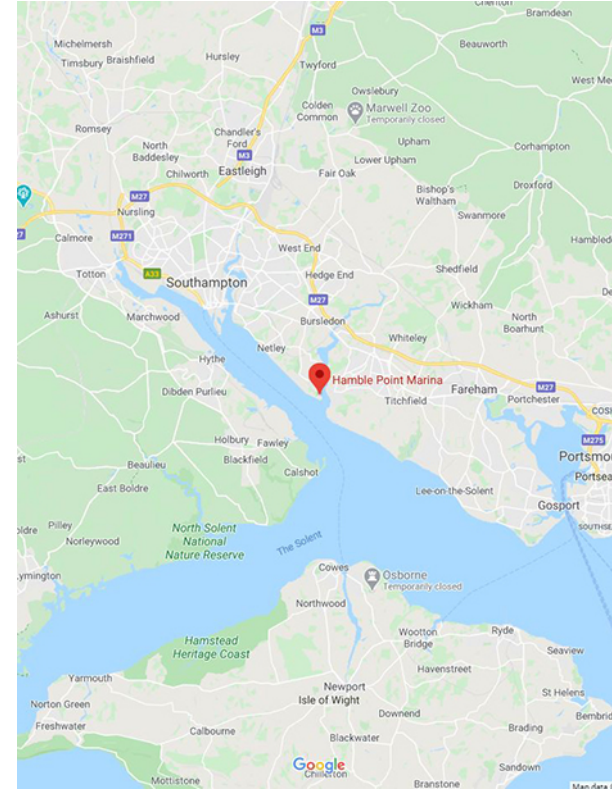
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### For further information or to arrange a viewing please contact:

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

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