



# Unit 1 Firefly Road

Hamble Point Marina SO31 4NB





## Unit 1 Firefly Road– Available to let.

### 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

**Unit 1 Firefly Road offers an approximately 454 sq. ft. office space within the heart of Hamble Point Marina, benefiting from it's own kitchenette and available on site carparking – suitable for a variety of marine-based-use occupiers wishing to benefit from the wider marina facilities and synergies of numerous marine based occupiers nearby.**

**Available on flexible terms, at a rent of £9,500pax, plus Service Charge.**

Property EPC Rating: TBC

Rateable Value: £6,900

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

Arrange a Viewing

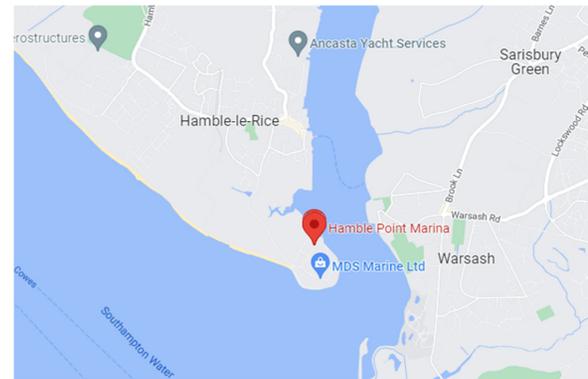
Viewing is strictly by confirmed appointment with MDL Estates. Prior to making an appointment to view a property MDL Estates strongly recommend that you discuss any particular points which are likely to affect your interest in Hamble Point Marina

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

**MDL Estates Simon Millar**

**Tel: 07979435061**

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#### 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.leaseingbusinesspremisses.co.uk](http://www.leaseingbusinesspremisses.co.uk)

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