



# OFFICE 1



MERCURY YACHT HARBOUR, HAMBLE, SO31 4NB

# DESCRIPTION



**SIZES**  
From 589 sqft (26.83 sq.m)

**RENTS**  
From £6,500.00 pax

## DESCRIPTION

A well-positioned portacabin office unit available on a busy marina, ideally located next to the main marina office and just 100 metres from the waterfront. Measuring 9.45m x 2.84m, this practical and accessible space is perfect for marine-related businesses seeking a presence in a vibrant coastal setting.

## RATEABLE VALUES (2026)

Tenant to make their own enquiries regarding business rates payable with Eastleigh Borough Council.

**EPC**  
A22

## TERMS

A new year lease up to 15 years in the Landlord's Standard Form held outside of the Landlord and Tenant Act 1954. Rent reviews to be confirmed under contractual term.

**SERVICE CHARGES**  
£1,300

**VAT**  
All figures quoted are exclusive of VAT

**LEGAL COSTS**  
On application



# EXISTING OCCUPIERS



**HAMBLE**  
P A D D L E



**HUDSON MARINE**

**tbsboats**  
Est. 1998

*MDL Holidays*



MURCURY YACHT HARBOUR

# MARINA INFORMATION

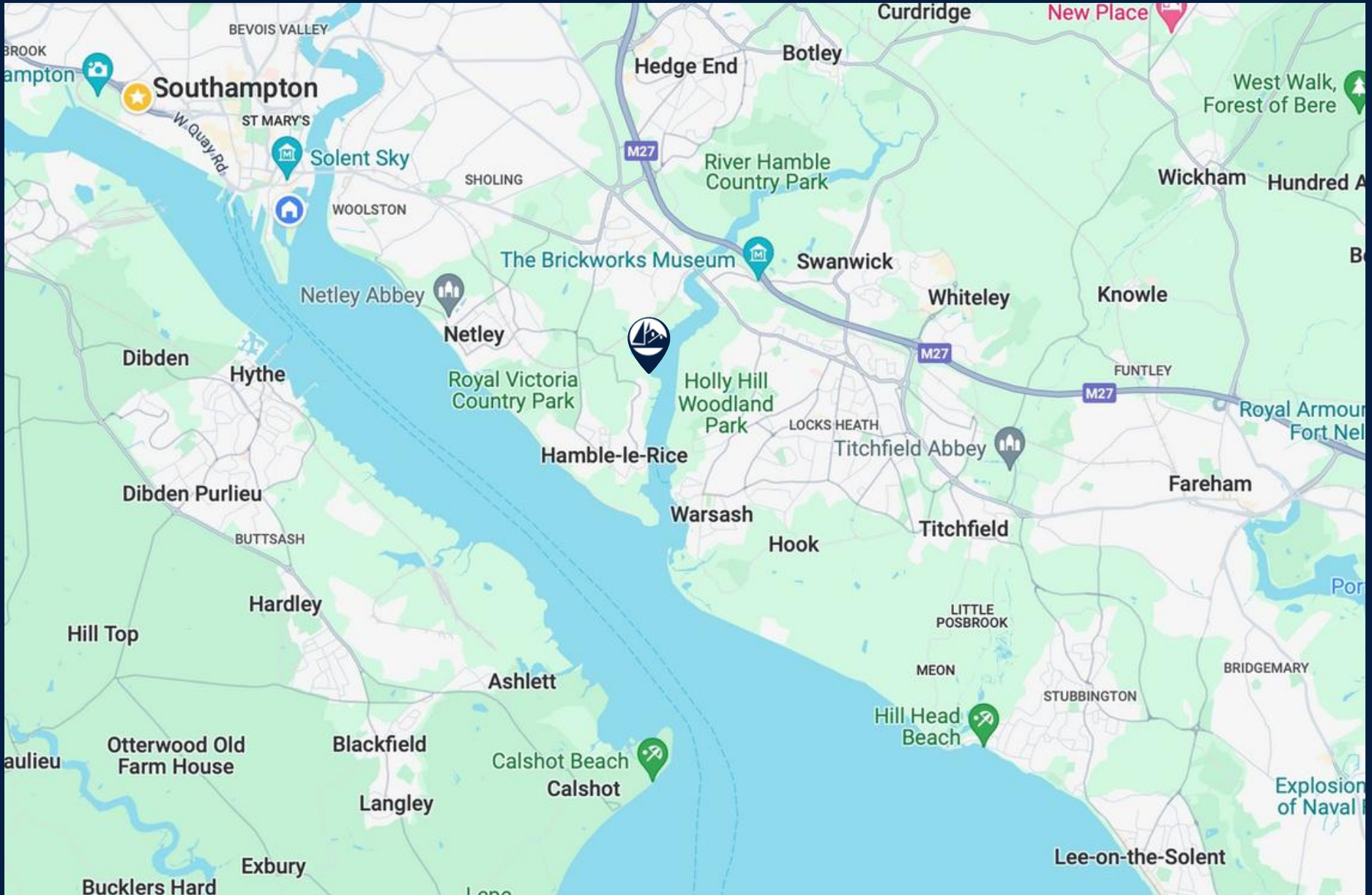


Mercury Yacht Harbour and Holiday Park is ideally located on the banks of the River Hamble, one of the UK's most renowned yachting destinations. Set within a peaceful, sheltered setting, the marina offers excellent access to the Solent and benefits from deep water at all states of the tide. With berthing for over 300 boats, Mercury combines a relaxed atmosphere with high quality facilities, making it a popular choice for both cruising and longer stays.

The marina provides a wide range of on site amenities, including full service pontoons, modern shower and laundry facilities, and a welcoming on site bar and restaurant. Alongside the marina, the holiday park offers a selection of waterside accommodation, from floating lodges to touring pitches, creating a unique destination for both berth holders and visitors. With its strong boating community, convenient location and tranquil surroundings, Mercury Yacht Harbour delivers an enjoyable and well connected experience on the water.



# LOCATION



# CONTACT US

**ESTATES MANAGER**

**AMY HILLIER MRICS**

a.hillier@mdlmarinas.co.uk

07917851753



## **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](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. October 2024