



MDL MARINA
ESTATES



NEW BUILD UNITS NORTHNEY ROAD, HAYLING ISLAND, HAMPSHIRE, PO11 0NH

DESCRIPTION



AVAILABILITY

UNIT 1

536 sq ft (49.81 sq m)

UNIT 2

536 sq ft (49.81 sq m)

BRAND NEW Marina development, set for completion Autumn 2024. Prime location for a multitude of businesses. These units will benefit from timber clad external elevations, full height glazed windows, comfort cooling, recessed spotlights and dual access to the front and rear.

RENT

£13,000 per annum

BUILDING RATES

To Be Assessed

VAT

All figures quoted are exclusive of VAT

EPC

To Be Assessed

SERVICE CHARGE

On Application

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

LEGAL COSTS

The ingoing tenant to pay the landlord's reasonable legal costs

EXISTING OCCUPIERS



NORTHNEY MARINA

MARINA INFORMATION



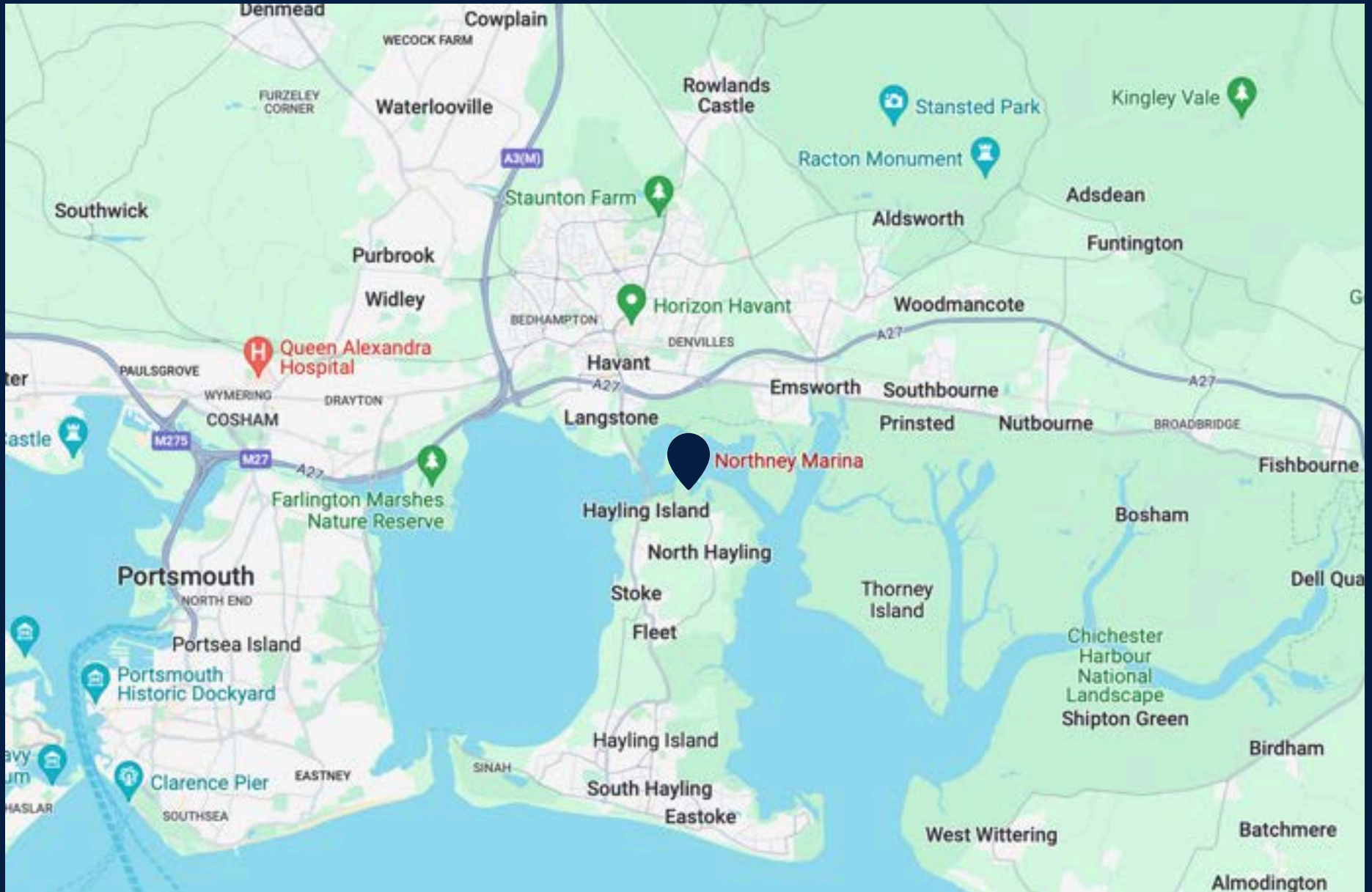
NORTHNEY MARINA IS SITUATED ON THE NORTH SHORE OF HAYLING ISLAND WITHIN CHICHESTER HARBOUR, ONE OF THE LARGEST NATURAL HARBOURS IN EUROPE.

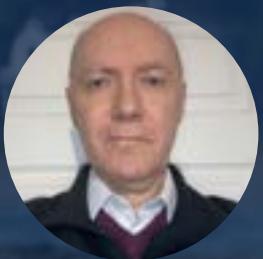
THE FACILITIES AT THIS 228-BERTH MARINA INCLUDE A SUNNY OUTSIDE TERRACE AND A MODERN FACILITIES BUILDING THAT HAS PLENTIFUL SHOWERS, TOILETS, DISABLED FACILITIES AND A LAUNDRETTE, ALONGSIDE THE POPULAR SALT SHACK CAFÉ WHERE YOU CAN TAKE IN THE WONDERFUL VIEWS AND ENJOY A RELAXING DRINK. DIESEL IS ALSO AVAILABLE AND ONLINE BOOKINGS CAN BE MADE VIA MYMDL FOR NORTHNEY MARINA AND ANY OF OUR FUEL STATIONS IN THE UK.



NORTHNEY MARINA

LOCATION





GRAHAM NASH

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MDL MARINA
ESTATES



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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. 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.

September 2024