



MDL MARINA
ESTATES



SALTMAKERS HOUSE, HAMBLE POINT MARINA, SOUTHAMPTON, SO31 4NB

DESCRIPTION



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The main office building at the centre of the hub, high quality office space and a range of sizes. This prominent building houses the Marina Office, along with a number of tenants in flexible space close to the Ketch Restaurant. These units could be tailored to suit a range of potential office uses.

VAT

All figures quoted are exclusive of VAT

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 reas



AVAILABILITY

<u>UNIT</u>	<u>SIZE</u>	<u>QUOTING RENT</u>	<u>SERVICE CHARGE*</u>	<u>RATEABLE VALUE 2024</u>	<u>RATES PAYABLE 2024</u>	<u>EPC</u>
Units 3-5	681 sq ft	£14,000	£2,800	£14,000	£6,986	C69
Unit 102	350 sq ft	£7,500	£1,500	£4,500	£2,246	C69
Unit 104	130 sq ft	£2,500	£550	£3,200	£1,597	C69
Unit 105	175 sq ft	£3,500	£750	£3,050	£1,522	C69
Unit 111	130 sq ft	£3,000	£550	£3,050	£1,522	C69
Unit 113	273 sq ft	£5,750	£1,150	£4,975	£2,483	C69
Unit 123	130 sq ft	£3,000	£550	£3,050	£1,522	C69

*Service charge figures per annum, and are an estimate for 2024/2025





FIRE
EXIT

PL7BNV

EXISTING OCCUPIERS



MARINA INFORMATION

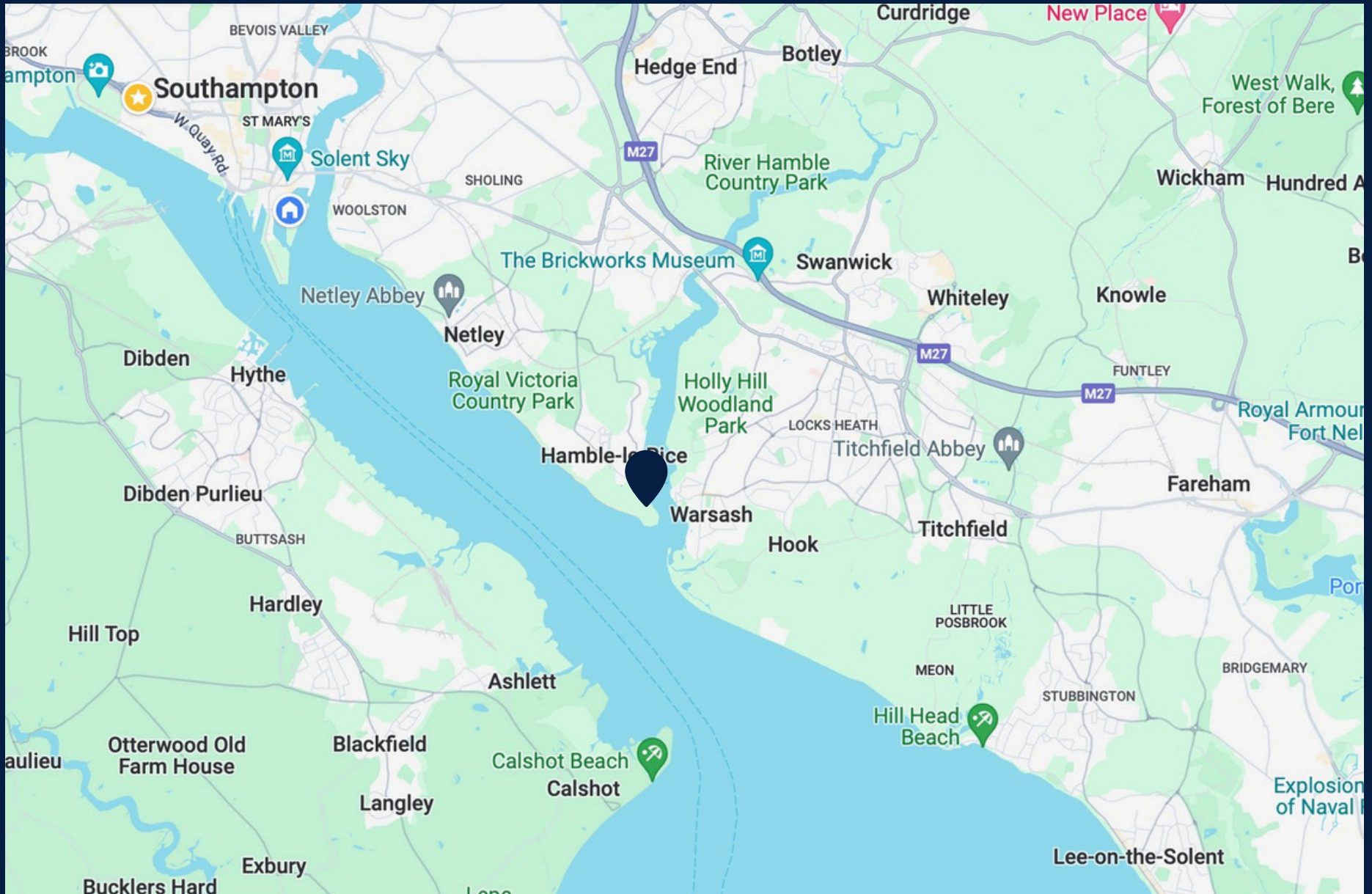


HAMBLE POINT MARINA IS HARD TO BEAT FOR ITS LOCATION ALONE, RIGHT AT THE MOUTH OF THE RIVER HAMBLE WITH EASY ACCESS TO THE WORLD-FAMOUS WATERS OF THE SOLENT. THIS MAKES THE MARINA A MAGNET FOR COMPETITIVE SAILORS FROM AROUND THE GLOBE, AND A FAVOURITE WITH RACERS AND CRUISING YACHTSMEN ALIKE.

THE 230-BERTH MARINA ITSELF OFFERS EXTENSIVE SHORE-SIDE FACILITIES. BESIDES THE KETCH RIGGER BAR AND RESTAURANT, HAMBLE POINT BOASTS THE BEST RANGE OF NEW AND USED BOATS FOR SALE ON THE SOUTH COAST. THERE IS ALSO A DRY STACK SYSTEM WITH 137 BERTHS FOR MOTORBOATS UP TO 10 METRES. OFFERING INCREASED SECURITY AND LOWER MAINTENANCE COSTS, THE SERVICE INCLUDES UNLIMITED LAUNCHING ON DEMAND SEVEN DAYS A WEEK.



LOCATION





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