

UNIT 2 & UNIT 6, FIREFLY ROAD



HAMBLE POINT MARINA, SOUTHAMPTON, SO31 4NB

DESCRIPTION



SIZES

From 590 sqft (54.81 sq.m)

RENTS

From £11,000 pax (subject to contract)

DESCRIPTION

Firefly Road consists of a terrace of office units, which provides companies with small office suites and their own front doors. All office units benefit from open plan office space, kitchen point and W/C . The units are well situated in the marina, with parking to the front elevation and views over the lower yard.

RATEABLE VALUES (2024)

See: 'Availability'

EPC

See: 'Availability'

TERMS

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.

SERVICE CHARGES

See: 'Availability'

VAT

All figures quoted are exclusive of VAT

LEGAL COSTS

On application

AVAILABILITY



UNIT	SIZE (SQ.FT.)	QUOTING RENT PER ANNUM*	SERVICE CHARGE*	RATEABLE VALUE (2024)	EPC
UNIT 2 FIREFLY ROAD (UNDER OFFER)	590	£12,000	£1,000	£11,000	E102
UNIT 6 FIREFLY ROAD	629	£11,000	£1,000	£10,750	E121

*Quoting rents are pax, and subject to contract

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

EXISTING OCCUPIERS



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INSPIRATION
— MARINE GROUP —



HAMBLE POINT

MARINA INFORMATION

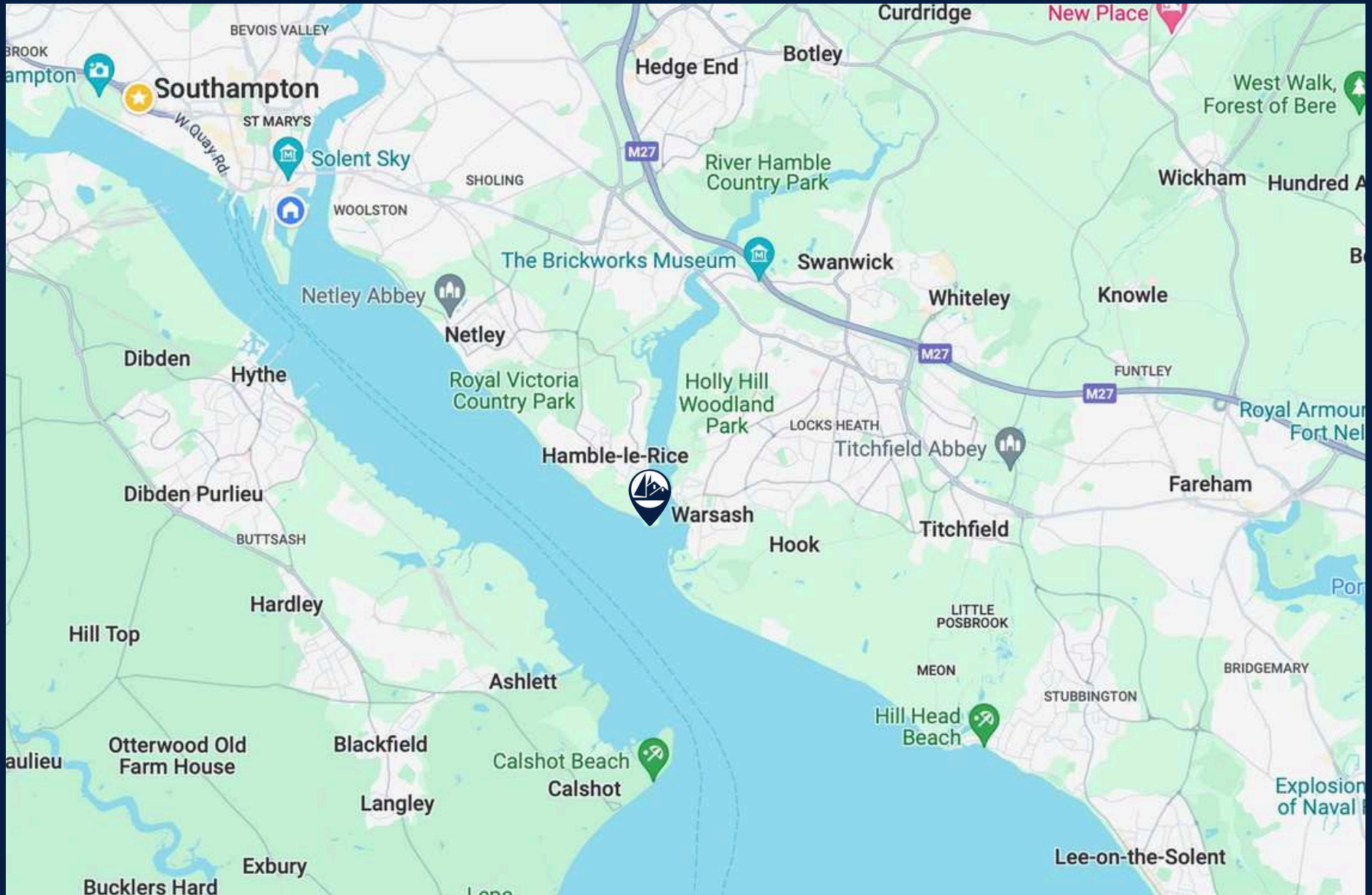


Hamble Point Marina boasts an unbeatable location at the mouth of the River Hamble, offering direct access to the world-renowned waters of the Solent. This prime position makes it a top destination for competitive sailors from across the globe and a favorite among both racers and cruising yachtsmen.

The 230-berth Hamble Point Marina offers a wide range of shore-side facilities, ensuring everything you need is close at hand. In addition to the popular Ketch Rigger Bar and Restaurant, the marina is renowned for having the South Coast's finest selection of new and used boats for sale. For motorboat owners, the marina features a 137-berth dry stack system for boats up to 10 metres, providing enhanced security and reduced maintenance costs. This service includes unlimited on-demand launching, available seven days a week for added convenience.



LOCATION



CONTACT US

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MDL MARINA
ESTATES

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