

# UNIT 3-5, SALTMAKERS HOUSE



HAMBLE POINT MARINA, SOUTHAMPTON, SO31 4NB



# DESCRIPTION



## UNIT SIZE

681 sqft (63.27 sq.m)

## RENT

£13,000 pax (subject to contract)

## DESCRIPTION

Unit 3-5, on the ground floor of Saltmakers House, is centrally located in the marina. Saltmakers House, home to the Marina Office, serves as a key meeting hub for tenants and offers a professional and vibrant atmosphere. Unit 3-5 provides a spacious, modern office with its own reception desk and a separate meeting room, making it ideal for businesses seeking flexible, high-quality space.

## RATEABLE VALUE (2024)

On application

## EPC

C69

## 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.

## SERVICE CHARGE

Estimated at £2,800 per annum for 2024/2025

## VAT

All figures quoted are exclusive of VAT

## LEGAL COSTS

On application



# EXISTING OCCUPIERS



HAMBLE POINT



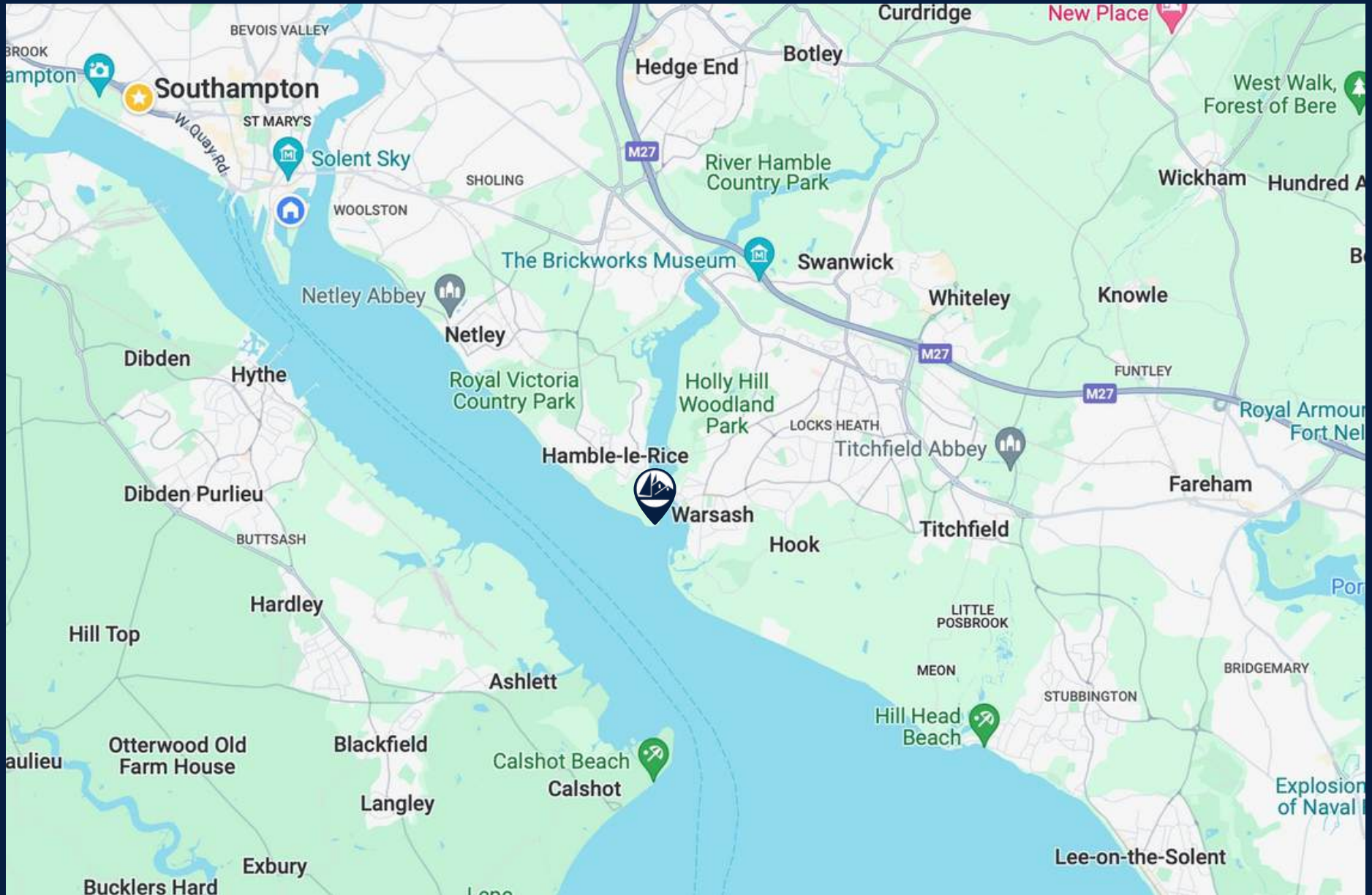
# MARINA INFORMATION

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

## ESTATES SUPPORT MANAGER

**NATHAN CHARLESWORTH BSC**

n.charlesworth@mdlmarinas.co.uk

07776 203739



**MDL MARINA  
ESTATES**

## ESTATE MANAGER

**MARK BATEMAN BSC MRICS**

m.bateman@mdlmarinas.co.uk

07553 520968



**MDL MARINA  
ESTATES**

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