



UNIT 6, FIREFLY ROAD

HAMBLE POINT MARINA, SOUTHAMPTON, SO31 4NB



# DESCRIPTION



## SIZE

590 sqft (54.81 sq.m)

## QUOTING RENT

£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 a kitchen point and a nearby communal W/C. The units are well situated in the marina, with parking to the front elevation.

## RATEABLE VALUES (2024)

£10,750

## EPC

E102

## 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

Estimated at £1,000 per annum for 2025/2026

## VAT

All figures quoted are exclusive of VAT

## LEGAL COSTS

On application

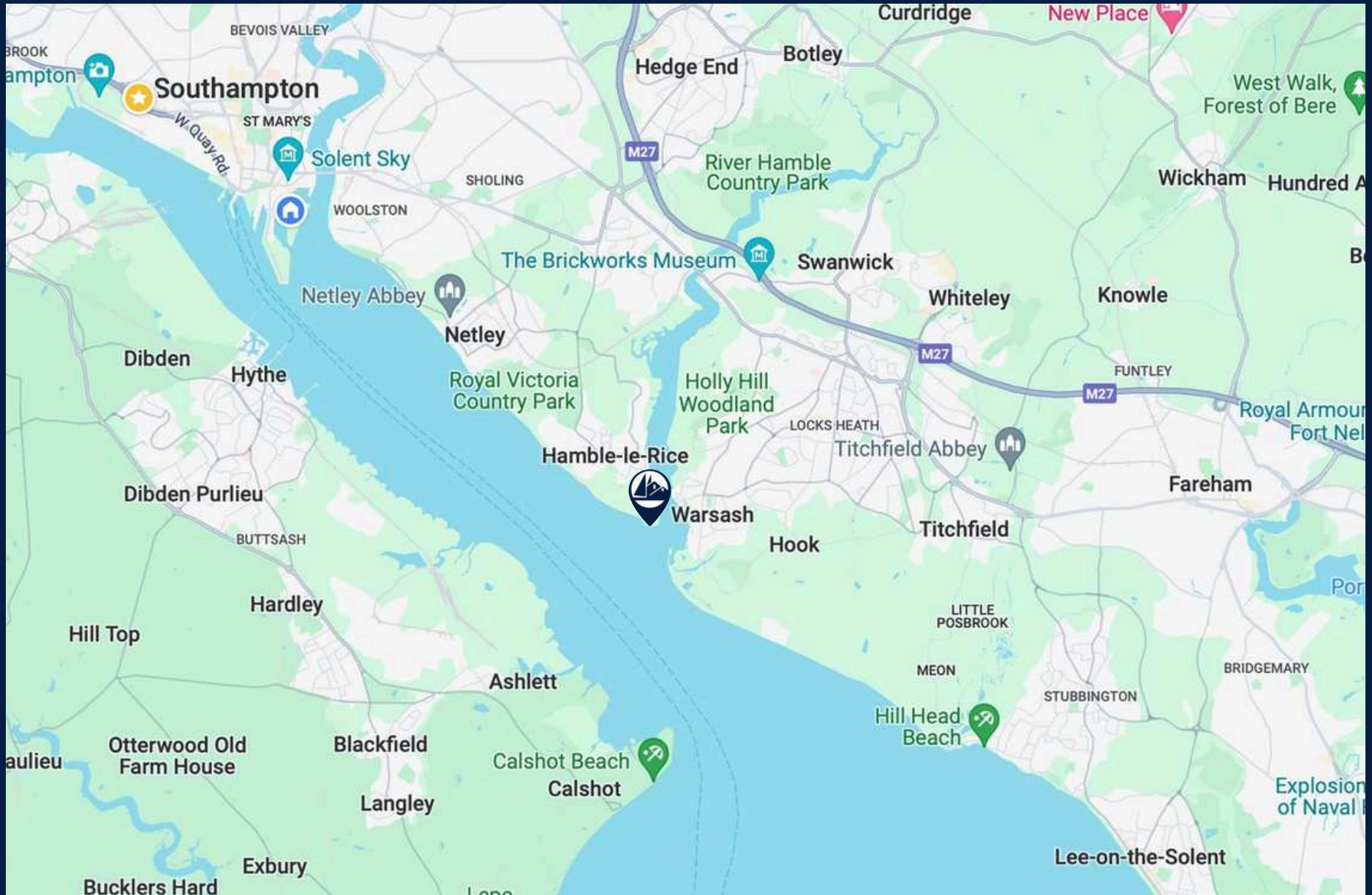
# EXISTING OCCUPIERS







# LOCATION





# CONTACT US

## ESTATES SUPPORT MANAGER

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