

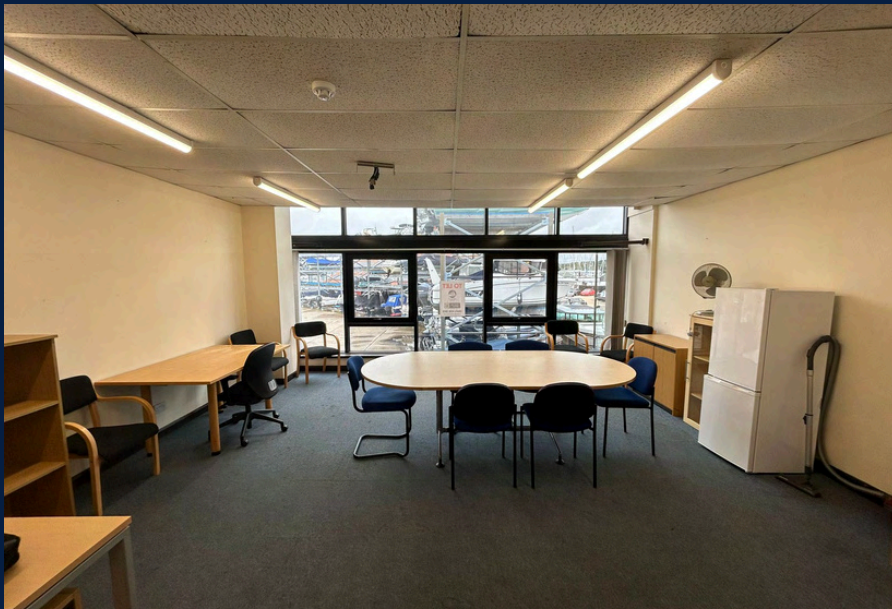


MDL MARINA
ESTATES



CHANDLERY BUILDING HAMBLE POINT MARINA, SOUTHAMPTON, SO31 4NB

DESCRIPTION



AVAILABILITY

347 sq ft (32.23 sq m)

DESCRIPTION

Office 1 is located on the first floor of the Chandlery Building, located at the heart of the marina. This two storey metal clad building houses a mix of uses with rear warehouse space and high quality offices. Office 1 is a prominent office with large double glazed windows with views over the marina and boat store.

RENT

£6,500 pax

BUILDING RATES

Rateable Value 2024 - £7,700

Rates Payable 2024 - £3,842

VAT

All figures quoted are exclusive of VAT

EPC

F143

SERVICE CHARGE

Estimated at £2,248.56 per annum for 2024/2025

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



HAMBLE POINT

MARINA INFORMATION

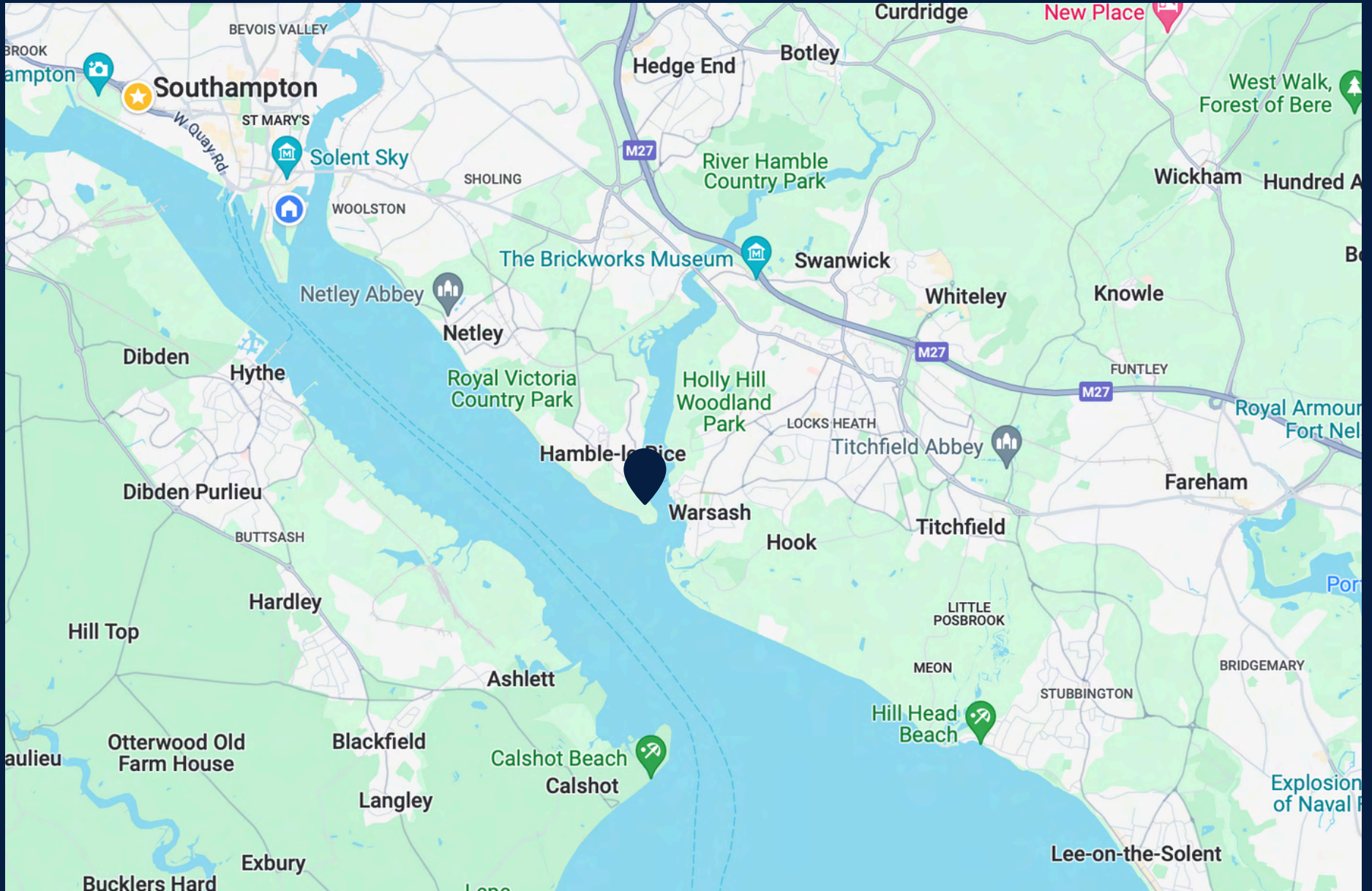


HAMBLE POINT MARINA IS HARD TO BEAT FOR ITS LOCATION ALONE, RIGHT AT THE MOUTH OF THE RIVER HAMBLE WITH EASY ACCESS TO THE WORLD-FAMOUS WATERS OF THE SOLENT. THIS MAKES THE MARINA A MAGNET FOR COMPETITIVE SAILORS FROM AROUND THE GLOBE, AND A FAVOURITE WITH RACERS AND CRUISING YACHTSMEN ALIKE.

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





NATHAN CHARLESWORTH BSC (HONS)

n.charlesworth@mdlmarinas.co.uk

07776203739



MDL MARINA
ESTATES



WILLIAM ELGETI

william@egmatlantic.com

07584 214668



SNOWDRIFT

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.

August 2024