



MDL MARINA
ESTATES



FIREFLY ROAD, HAMBLE POINT MARINA, SOUTHAMPTON, SO31 4NB

AVAILABILITY



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.

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

VAT

All figures quoted are exclusive of VAT

LEGAL COSTS

The ingoing tenant to pay the landlord's reasonable legal costs

<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>
Unit 2	629 sq ft	£13,250	£5.96 PSF	£11,000	£5,489	E102
Unit 3	618 sq ft	£13,000	£6.07 PSF	£13,000	£6,487	D86
Unit 6	590 sq ft	£11,210	£5.93 PSF	£10,750	£5,364	E121

*Service charge figures are an estimate for 2024/2025

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EXISTING OCCUPIERS



MARINA INFORMATION

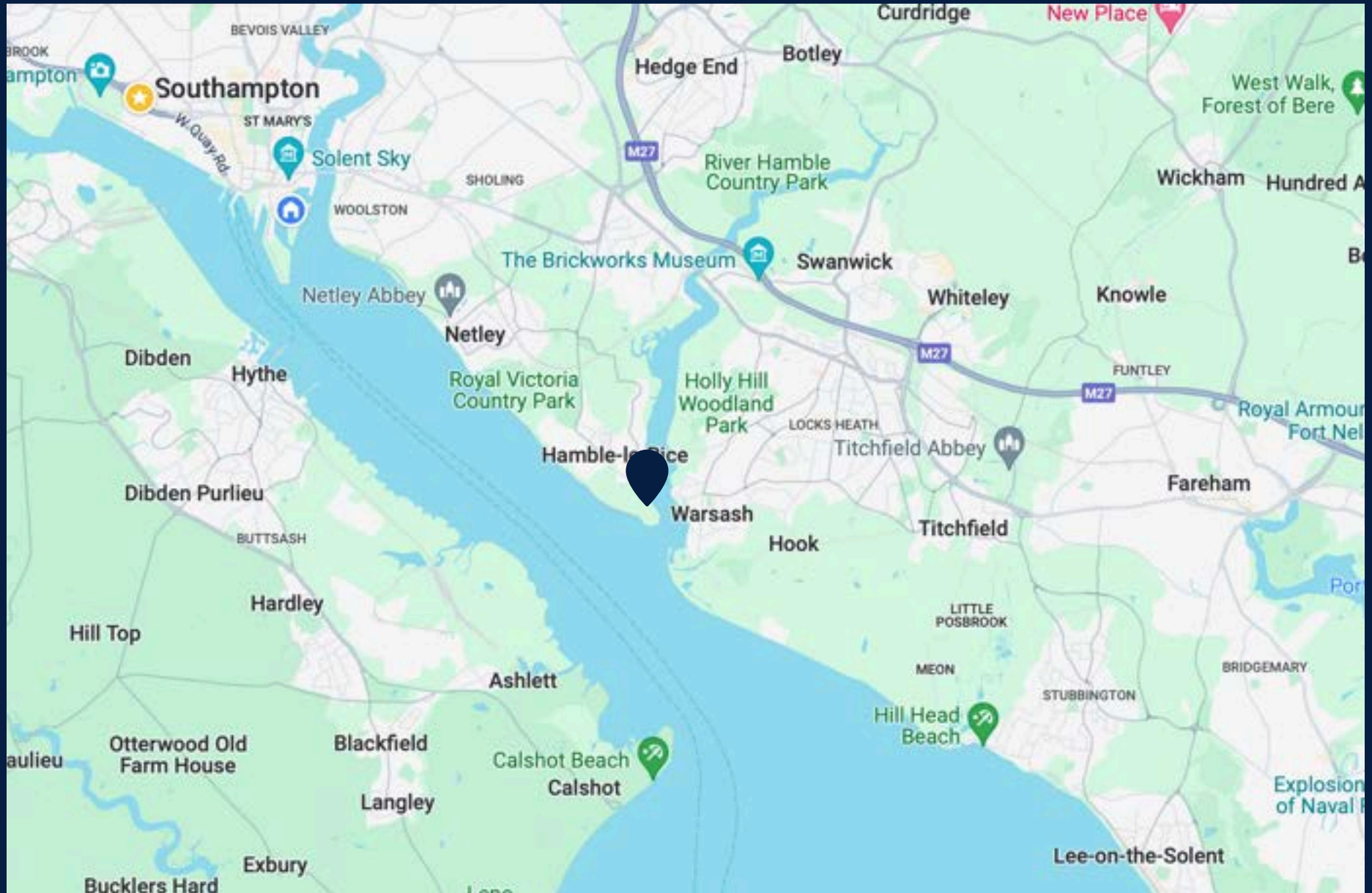


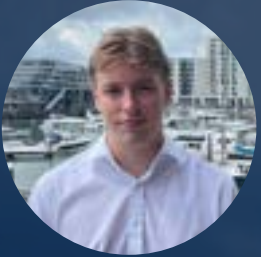
HAMBLE POINT MARINA IS HARD TO BEAT FOR ITS LOCATION ALONE, RIGHT AT THE MOUTH OF THE RIVER HAMBLE WITH EASY ACCESS TO THE WORLD-FAMOUS WATERS OF THE SOLENT. THIS MAKES THE MARINA A MAGNET FOR COMPETITIVE SAILORS FROM AROUND THE GLOBE, AND A FAVOURITE WITH RACERS AND CRUISING YACHTSMEN ALIKE.

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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SNOWDRIFT

CONSULTING

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August 2024