



Brokers Office B1

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



Estates Marketing

NORD
STAR

TO LET

Marina Office

Popular working Marina on the bank of the River Hamble
746 Sq Ft (69.30 Sq M)

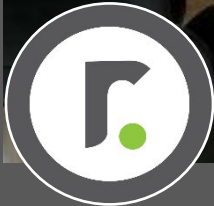
Description

This is an end of terrace office presented with windows on all elevations. The light and bright space is mostly open plan with air conditioning and perimeter trunking. There is LED lighting. The property could be offered furnished. There are dedicated WC and kitchen facilities.

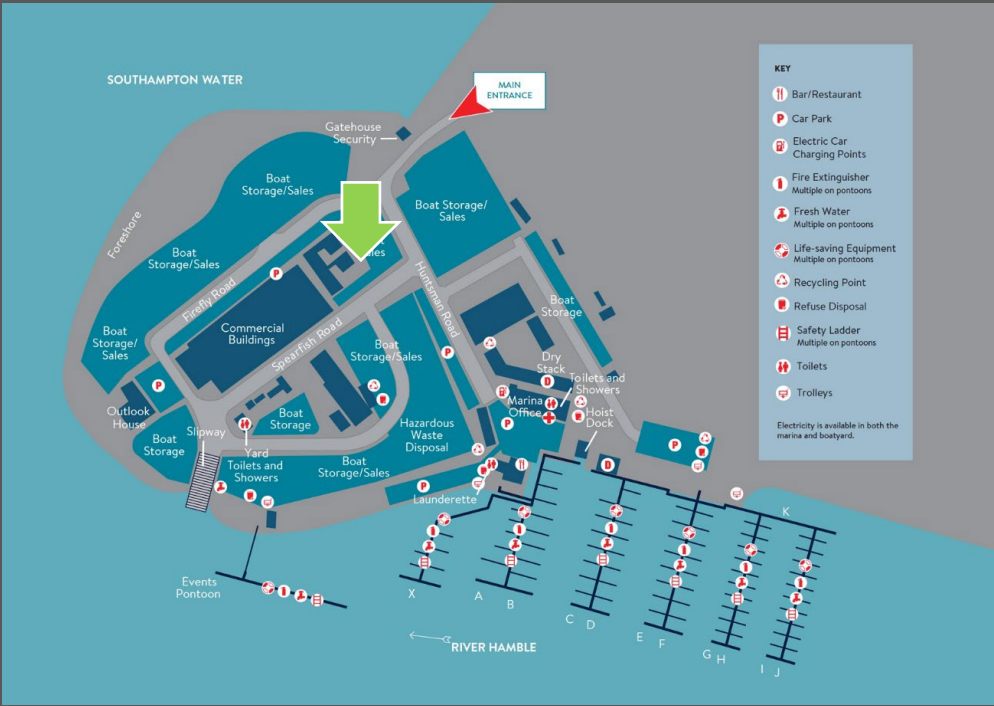
The marina is home to a variety of businesses both office and marine related. The space provides an opportunity for a variety of office occupiers.



- Private rear terrace overlooking new hardstanding
- Air conditioned
- Perimeter trunking with integral IT cabling
- Self-contained kitchen
- Self-contained WC
- Self-contained meeting room
- Berthing and yard service discounts available (subject to terms and conditions)



MARINA PLAN





HAMBLE POINT MARINA

- 230 marina berths (Max LOA: 30m)
- 137 dry stack berths (Max LOA: 10m)
- Fuel (petrol, diesel) available at nearby Port Hamble
- Laundry facilities
- Boat lifting and storage ashore
- 4-ton crane for masts/engines
- 75-ton boat hoist
- Slipway
- Boat repairs
- Electronic services
- Ketch Rigger Bar and Restaurant
- Yacht brokerage
- New boat sales
- Dry sailing facility
- Metal fabrications
- Sail makers
- Yacht charters
- RYA sailing school
- Electric Vehicle Charging - Tesla & Universal Type 2
- Service Centre
- MDL WiFi

Location

Hamble Point Marina provides first class berthing facilities on the south western bank of the river Hamble. Located 5.4 miles south of Junction 7 of the M27 and 8 miles south of Junction 9, Hamble Point is easily accessible by road.

On water, south of the Hamble is the Isle of Wight, with Cowes only a few miles away. Hamble Point is also ideally located for visiting our other marinas in and around the Solent area. To the east are Chichester Harbour and historic Portsmouth, or west are the Beaulieu River, Lymington and Poole Harbour or, further on, the spectacular sailing of the West Country.

Further afield, Cherbourg, the Channel Islands and the Brittany coastline are within easy cruising distance.

Terms

The property is available on terms to be agreed at an initial rent of £25 per sq ft. VAT is payable on the rent.

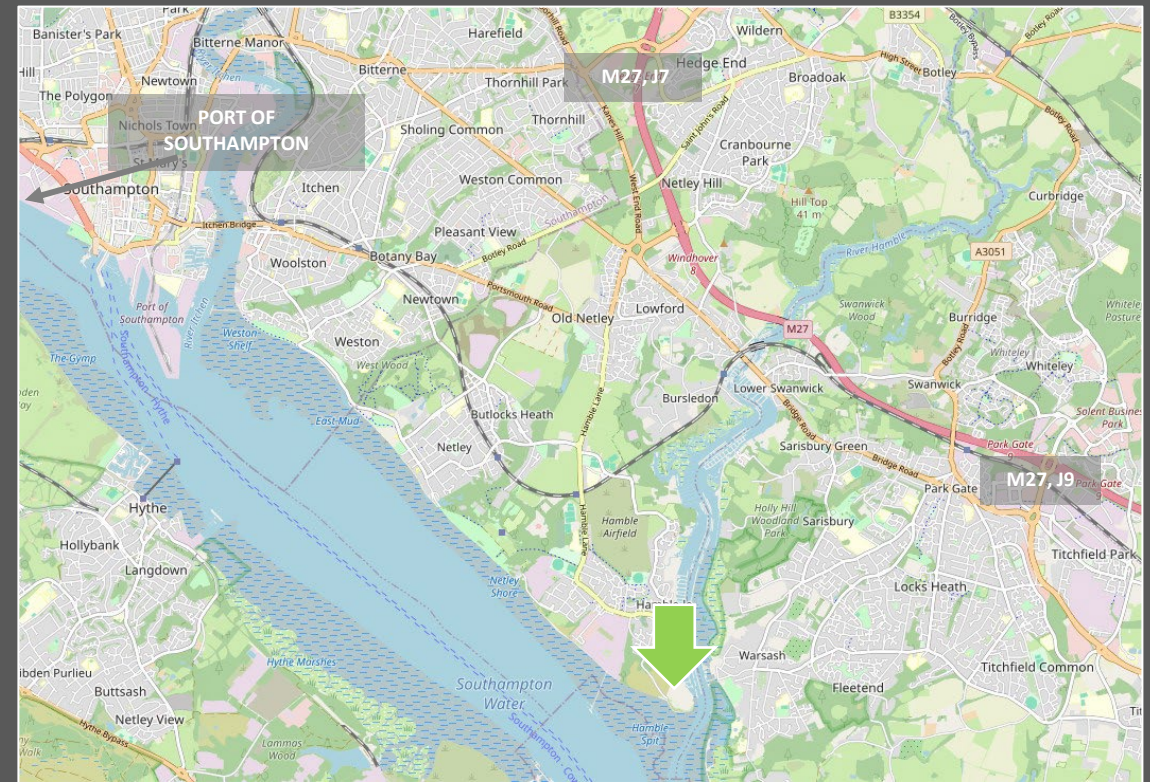
Service Charge

There is a service charge payable, full details are available on request.

EPC – B46

Business Rates

All enquiries to Eastleigh Borough Council.



Hamble Point, Southampton

SAT NAV: SO31 4NB

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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