

# NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

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## FIRST FLOOR OFFICE SUITE IN ENVIABLE MARITIME LOCATION



**SALTMAKERS HOUSE, HAMBLE POINT MARINA,  
SCHOOL LANE, HAMBLE, SOUTHAMPTON SO31 4NB**

**140 / 280 square feet approximately**

## LOCATION

Hamble Point Marina is located on the west banks of the River Hamble, which joins the Southampton Water and therefore easy for access to the ever popular Solent, a global mecca for all those interested in things nautical, be it for pleasure or racing!

Saltmakers House is in the heart of this busy and thriving Marina, adjacent to many yachting industries, retailers, restaurants and similar enterprises. This modern, two storeyed building is amongst the first on the left hand side as you enter the Marina, and it overlooks the many yachts, pleasure boats, and pontoons.

The Marina is approached via School Lane which in turn is linked to Hamble Lane and is therefore close to the M.27 motorway (junction 8). Thus, the premises are easy to access from all parts of the region and further afield via the national motorway network. Southampton Airport and Eastleigh Parkway mainline railway station, just off Junction 5 of the M27/M3 are within a short driving distance.

## DESCRIPTION

The accommodation is approached via a spacious and airy reception hall and staircase to the suites (121 and 122), arranged as two rooms on the first floor, being effectively square in proportions, benefitting from carpeting, lighting and several power points, a pitched ceiling and therefore good views across the Marina. The suite is opposite a well-fitted kitchenette / break-out facility, which all occupiers on this floor have access to.

There is car park adjacent to the premises which permits one space to each suite, in addition to the free parking for clients /visitors.

## FLOOR AREAS

The total floor area amounts to approximately 140 / 280 square feet / 13.00m<sup>2</sup> / 26.00m<sup>2</sup>.

All floor areas are approximate and have been measured in accordance with RICS Code of Practice.

## TERMS

### Lease:

A new FRI lease could be offered for a term by agreement, or expiring 11th November 2024, contracted out of the security of tenure provisions of the Landlord & Tenant Act 1954 (Part II). A rolling 6 months break clause, operable by the Landlord only, in the event of re-development.

### Rent:

£2,900 / £5,800 per annum payable monthly or quarterly in advance, includes VAT. Service charge of £585 including VAT per room.

## TERMS CONTINUED

### Service Charge:

The landlords have indicated an annual charge of £585 including VAT.

### Rates:

Most companies will be rates exempt. Details on request.

### Legal Costs:

The ingoing tenant will be required to contribute towards the landlord's reasonable legal costs, terms on request.

## VIEWING

Strictly by appointment with the lessor's sole letting agents, James Scott of Newton Scott, tel: 023 8033 7033.

## EPC

An Energy Performance Certificate has been requested and will be provided.

CODE OF PRACTICE FOR COMMERCIAL LEASES IN ENGLAND & WALES  
The landlord has regard to the recommendations of the voluntary code of practice for commercial leases in England & Wales. If you are professionally represented, you should ask your adviser for a copy. Alternatively, the document can be found at [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk) or obtained from the Royal Institution of Chartered Surveyors, telephone number 020 7334 3806.

Misrepresentation Act 1967: Newton Scott Commercial Property Agents, for themselves and for the Vendor, Lessor or Landlord of this property for whom they act, give notice that:

1. These particulars have been produced in good faith and are a general outline only for the guidance of prospective purchasers or lessees and do not constitute the whole or any part of an offer or contract.
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