



Workshop 4

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



TO LET

Marina Workshop/Warehouse

Popular working Marina on the bank of the River Hamble

10,684 Sq Ft (992.54 Sq M)

FLAMMABLE
NO SMOKING

CALOR
11 kg Propane



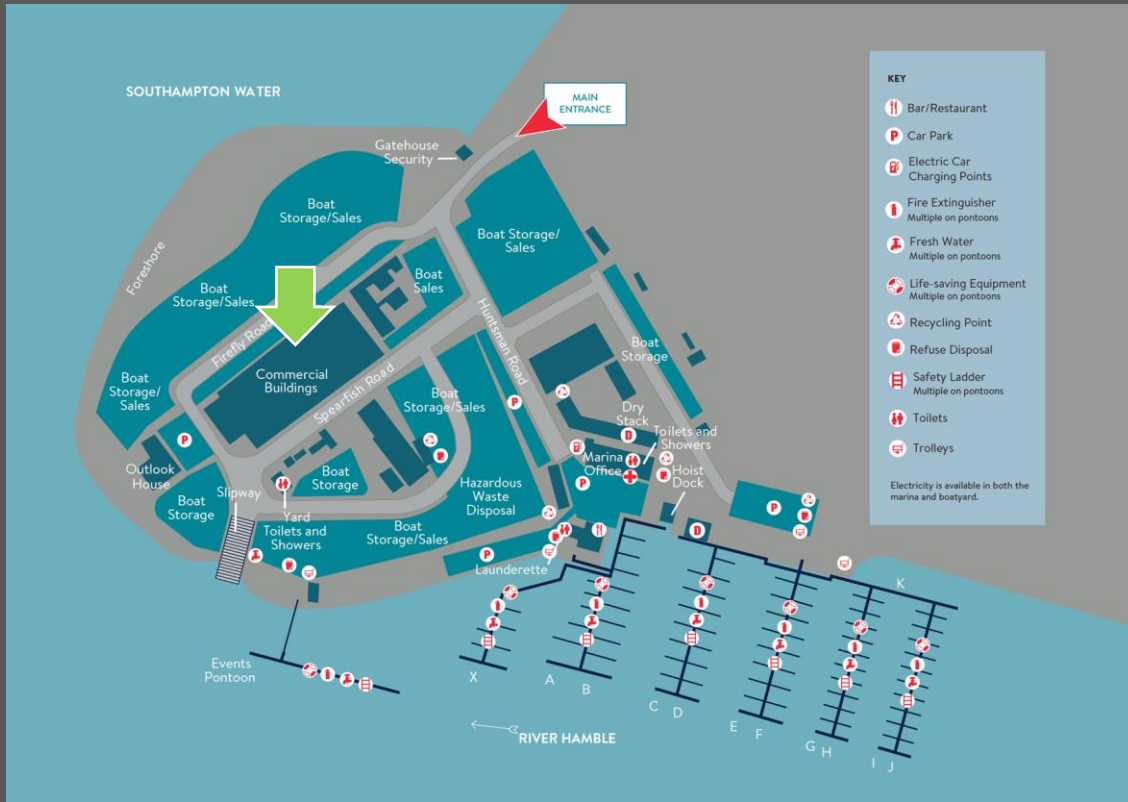
Description

Workshop 4 is a mid terrace workshop with sliding shutter doors. There is three phase power and modern offices. There is a kitchen in the workshop and offices along with additional meeting rooms and a storage room under the mezzanine offices.

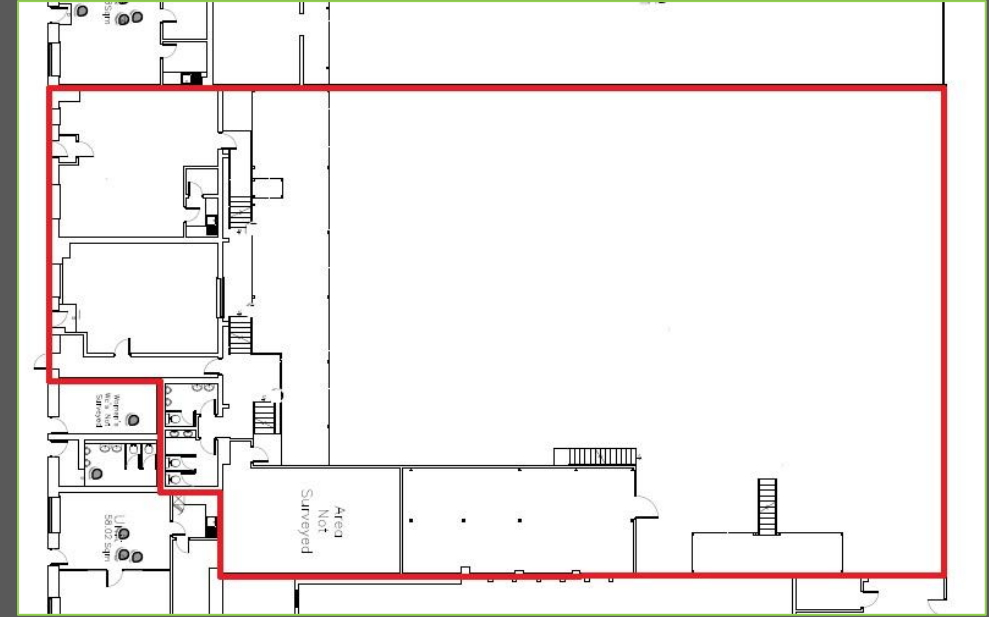
The property is a steel portal frame construction with steel truss roof and block party walls and sheet profile elevations. The height to the underside of the roof truss is 5.77m. The ground floor area consists mainly of a clear span warehouse/industrial area accessed via a large manual sliding loading door. Office accommodation and WC facilities are provided on the first floor, from Warehouse but ground floor from southern elevation.



MARINA PLAN



FLOOR PLAN



Specification

- 5.77 m to underside haunch
- 6.4m to underside haunch
- Manual sliding loading door
- Modern Staff offices and Welfare
- 10 car parking spaces
- EPC Rating – TBC



ACCOMMODATION MEASUREMENTS

	Sq Ft	Sq M
Workshop	9,478	880.53
Front Offices	1,206	112.01
TOTAL AREA	10,684	992.54



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 £8 per sq ft. VAT is payable on the rent.

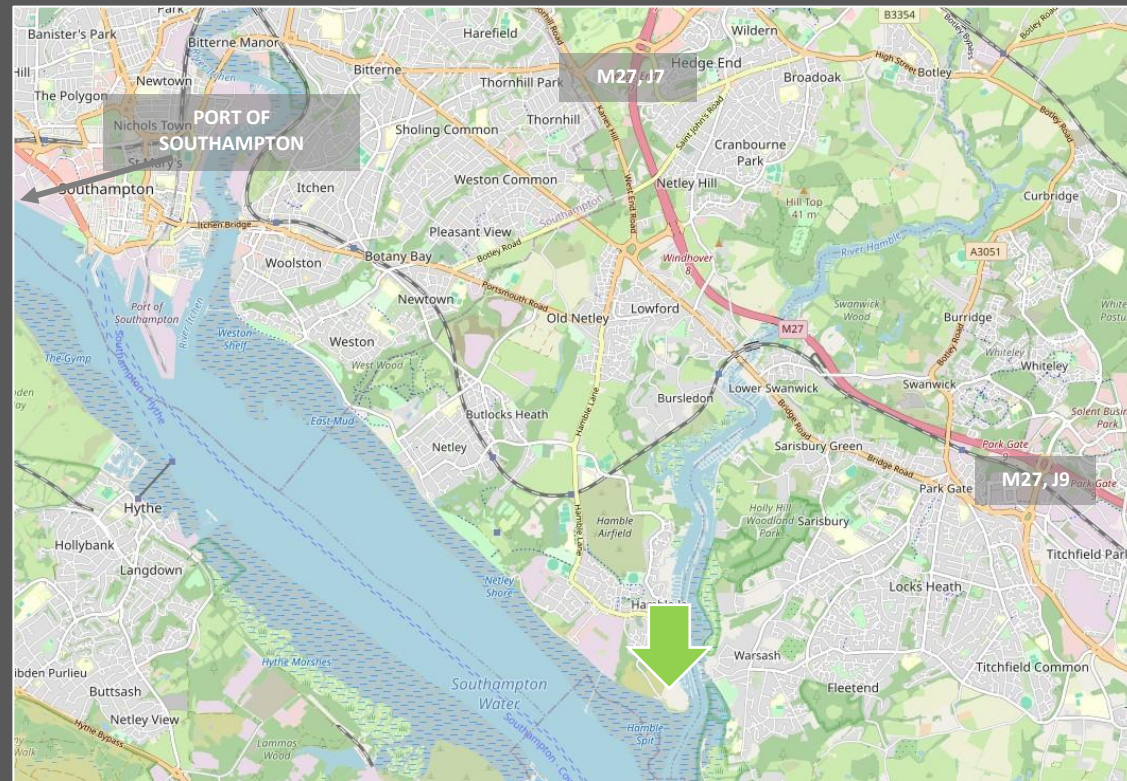
Service Charge

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

EPC – TBC

Business Rates

The Rateable Value from April 2023 for the whole site is £57,000. 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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