

TO LET INDUSTRIAL/WAREHOUSE PREMISES

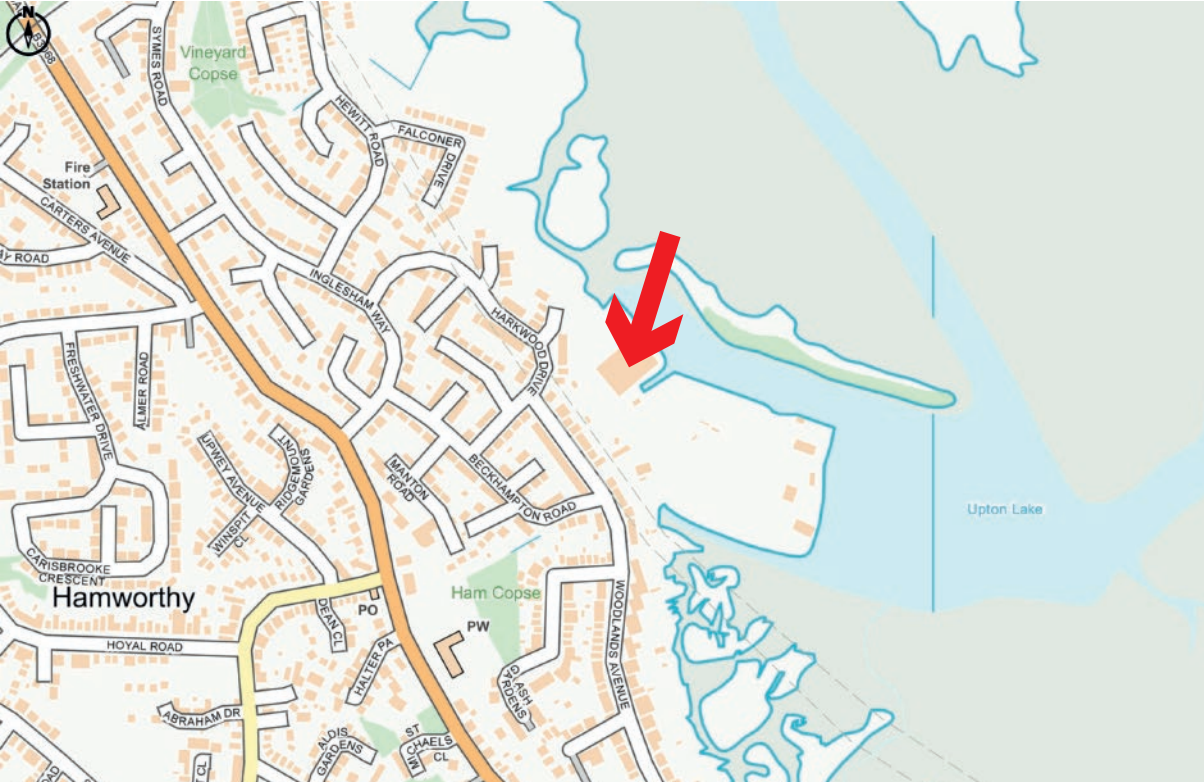
Part of Unit 4 Saltmarsh Building | Cobb's Quay Marina | Woodlands Avenue | Hamworthy | Poole | BH15 4EL



- High bay industrial/warehouse property
- Located in an established marina complex
- Approx. 697 sq m (7,500 sq ft)
- Suitable for a range of marine related uses



**sibbett
gregory**



LOCATION

Cobb's Quay Marina is located on Woodlands Avenue in Hamworthy, approx. one mile to the west of Poole town centre.

Cobb's Quay is a substantial and established marina complex with 1,130 berths and frontage to Holes Bay in Poole Harbour. Cobbs Quay offers first class facilities which include a club bar and restaurant, convenience store and a wide range of other marina facilities.

Cobb's Quay is accessed from Blandford Road (A350) in Hamworthy via local estate roads. The A350 Blandford Road links to the A35 dual carriageway which provides excellent access to Dorchester to the west and Bournemouth and Southampton to the east.

The Port of Poole is approx. 0.5 miles away and major employers situated nearby include Sunseeker and RNLI.



DESCRIPTION

The property comprises a high bay industrial building of portal frame construction with exterior cladding. The property has a large loading access door and a modern roof.

Shared toilet facilities are provided close to the premises.

The property has an approx. gross internal floor area of 697 sq m (7,500 sq ft)

Parking is available within the yard area and access to berthing and other marina facilities are available by separate negotiation.

Facilities and services at the marina include:

- 850 marina berths (Max LOA:25m)
- 280 dry stack berths (Max LOA:10m)
- Fuel (petrol, diesel and gas)
- 40-ton boat hoist
- Storage ashore
- Slipway
- Boat repairs
- Chandlery
- Convenience store
- Laundry facilities
- Cobbs Bar & Restaurant
- Brokerage
- New boat sales
- Jet ski pods
- Electric Vehicle Charging - Tesla & Universal Type 2
- 24/7 storage facility
- MDL WiFi



TENURE

The property is available to let by way of a new effective Full Repairing and Insuring Lease for a term to be agreed.

RENT

£56,265 per annum exclusive of business rates, VAT and all other outgoings.

BUSINESS RATES

The property is not assessed separately for Business Rates. Further details regarding Business Rates are available from the Agents.

ENERGY PERFORMANCE

The property has a rating of C-(70) and a copy of the full EPC report is available upon request.

VIEWING

Strictly by appointment with the Agents, Sibbett Gregory.

Simon Millar

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FINANCE ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering - the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance after provisional terms have been agreed.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.