



TO LET

## Unit G15 Cobbs Quay Marina, Woodlands Avenue, Hamworthy, BH15 4EL

Lock-up workshop and storage premises

- Forming part of a substantial and established marina complex
- Available on attractive, flexible terms
- Suitable for a range of marine related or other similar commercial uses

# Unit G15 Cobbs Quay Marina, Woodlands Avenue, Hamworthy, BH15 4EL

## LOCATION

Cobb's Quay Marina at Hamworthy in Holes Bay lies in Poole Harbour, the world's second largest natural harbour. With 1109 berths and a 259-berth dry stack system it's a favourite location with yachtsmen and motor cruisers alike.

The marina has first-class facilities, including a convenience store, club bar/ restaurant and a wide range of usual marina facilities.

## DESCRIPTION

The unit has the following features:

- Lighting
- Concrete floor
- Loading doors
- Power supply

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - G15	160	14.86
<b>Total</b>	<b>160</b>	<b>14.86</b>

## RENT

£3,750 per annum

The annual rent is exclusive of Business Rates and all other outgoings, net. of VAT

## LEASE

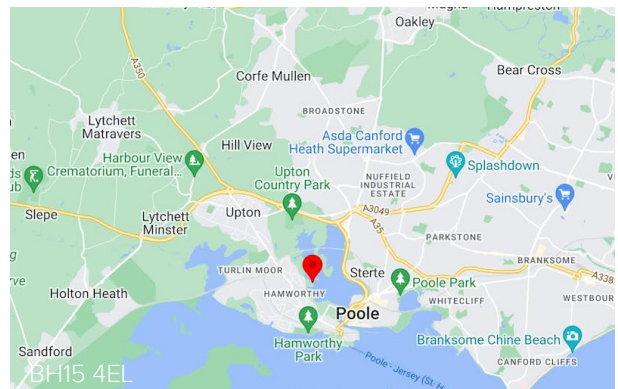
A standard format MDL lease will be utilised. Leases are excluded from the renewal provisions of the Landlord & Tenant act 1954 and will be subject to rent review provisions and mutual break options.

Fully Repairing and Insuring terms, the tenant will be responsible for all repairs and decoration along with a proportion of the landlord's costs of insuring.

## BUSINESS RATES

We are informed by the VOA that the property has a rateable value of £1,900.

Prospective tenants are recommended to make their own enquiries, including around Small Business Rates Relief.



## SUMMARY

<b>Available Size</b>	160 sq ft
<b>Rent</b>	£3,750 per annum
<b>Rateable Value</b>	£1,900
<b>EPC Rating</b>	Upon Enquiry

## VIEWING & FURTHER INFORMATION

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