



TO LET

Unit 3, Cobb's Quay Marina, Woodlands Avenue, Hamworthy, Poole, BH15 4EL

Light industrial workshop premises suitable for marine related uses only

- Total gross internal area approx. 290.1 sq m (3,122 sq ft)
- Forming part of the popular Cobbs Quay Marina
- Available from end of March 2023
- Passing rent of £14,164 per annum exclusive
- 3 phase electricity and mezzanine floor
- Suitable for a range of marine related uses only

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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 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 single storey workshop which leads into a full height industrial unit of portal frame construction with exterior cladding. The unit has a sliding loading door as well as a separate personnel entrance.

The specification currently includes:-

Concrete floor

3 phase and single phase electricity supply

Mezzanine floor

Modern roof with daylight roof panels

Modern lighting

Sink

Shared use of marina WC facilities

ACCOMMODATION

The accommodation comprises the following areas: Front section 61.26 sq m (659 sq ft) Main industrial area 157.14 sq m (1,691 sq ft) Mezzanine floor 71.67 sq m (771 sq ft)

Name	sq ft	sq m	Availability
Unit	3,122	290.04	Available
Total	3,122	290.04	

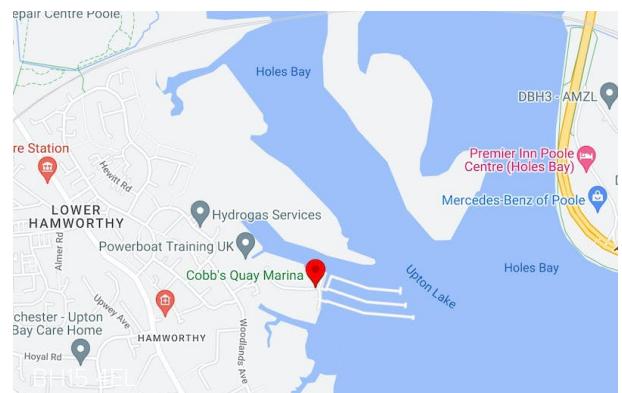
TENURE

The property is available either by way of an assignment of the existing lease granted on an internal repairing basis only which expires on 8 September 2025 at a passing rent of £14,164 per annum exclusive.

Alternatively, a new lease can be provided for a longer term if required.

ESTATE SERVICE CHARGE

The lease is subject to an estate service charge towards the Landlord's costs in repairing and maintaining the estate including car parks, landscaping and access ways together with the provision of external lighting, security and refuse removal. Further details are available from the Agents.



SUMMARY

Available Size	3,122 sq ft
Business Rates	To be assessed
EPC Rating	D (93)

VIEWING & FURTHER INFORMATION

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