

Unit 11c Saltmarsh Building
Cobb's Quay Marina
Woodlands Avenue, Poole, Dorset BH15 4EL



Self-contained office unit
530 sq ft (49.24 sq m)
Rent £7,500 per annum plus VAT

Description

A self-contained small office unit in a prominent situation, facing the main slipway at Cobb's Quay Marina. The unit is in good condition with timber laminate floors and painted walls and ceiling. Common WC facilities are provided adjacent.

Lease Terms: Available on a 6 year lease on effective full repairing and insuring terms. Break options may be included by agreement.

Rent: £7,500 per annum plus VAT.

Service Charge: A variable service charge is payable to cover the maintenance of the exterior of the building and the estate common areas.

Outgoings: The tenant will be responsible for all utilities costs and other outgoings.

VAT: VAT is payable on all sums due under the lease.

Property EPC Rating: Currently G177 but rating to be improved before letting

Rateable Value: £4,400



Cobb's Quay Marina

Cobb's Quay is one of MDL's largest marinas situated at Hamworthy near Poole and enjoys convenient access to the sheltered waters of Poole Harbour. The marina has first class berthing and ashore side facilities and is unique in offering a purpose built 125 berth dry stack facility for motor vessels up to 9m.

For further information and viewing arrangements:

Viewing is strictly by confirmed appointment with MDL Estates. Prior to making an appointment to view, MDL Estates strongly recommend that you discuss any points which are likely to affect your interest in the property with a member of MDL Estates staff. For further information or to arrange a viewing please contact:

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IMPORTANT NOTICE

The Code for Leasing Business Premises in England and Wales 2007

The Code for Leasing Business Premises in England and Wales 2007 recommends you seek professional advice before agreeing a business tenancy. The code is available through professional institutions and trade associations or through the website www.leasingbusinesspremises.co.uk

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and MDL Estates have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.