



MDL Estates

A Division of MDL Marinas Group PLC

Units 11A and B, Saltmarsh Building

Cobbs Quay Marina

Hamworthy, Poole, Dorset BH15 4EJ



488 sq ft (45.34 sq m)

£8,500 per annum exclusive

Outlook House | School Lane | Hamble Point | Hamble | Southampton | SO31 4NB

☎ +44(0)845 600 1813 | estates@mdlmarinas.co.uk

Registered Number 01949111 England

www.mdlestates.co.uk



Description

Office suite of two interconnecting road

Property EPC Rating: F-149

Rateable Value: Total £4,450 (separate assessments for 11A and 11B)

Service Charge: Estimated at £800 per annum

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.



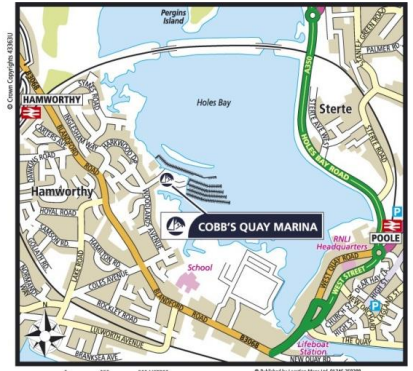
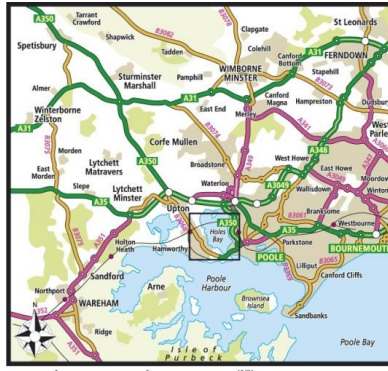
Arrange a Viewing

Viewing is by appointment with MDL Estates.

Terms

Available on a new lease for a term to be agreed. The rent is exclusive of rates and service charge.

For further information or to arrange a viewing please contact:



Edmund Kornicki MRICS

DDI: 02380 450 222

Mobile: 07483 166365

Email: e.kornicki@mdlmarinas.co.uk

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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