



**MDL Estates**

A Division of MDL Marinas Group PLC

## Workshops 1 and 2

**Cobbs Quay Marina**

**Hamworthy, Poole, Dorset BH15 4EJ**



**489 sq ft (45.4 sq m)**

**£7,500 per annum inclusive of service charge**

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## Description

A triple workshop unit with concrete floor and power.

**Property EPC Rating: D88**

**Rateable Value: To be assessed**

## Cobb's Quay Marina

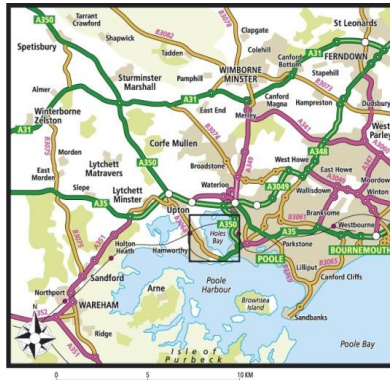
Cobb's Quay is one of MDL's largest marinas situated at Hamworthy near Poole and enjoys convenient access to the sheltered waters of Poole Harbour. The marina has first class berthing and ashore side facilities and is unique in offering a purpose built 125 berth dry stack facility for motor vessels up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



For further information or to arrange a viewing please contact:

**Edmund Kornicki MRICS**

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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](http://www.leasingbusinesspremises.co.uk)

#### **MDL Estates give notice that:**

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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. UPDATED APRIL 2017



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