



Unit 9A Cobb's Quay Marina, Woodlands Avenue, Hamworthy, Poole, BH15 4EL

Excellent lock-up Office/Retail unit

- Forming part of a substantial and established marina complex
- Approx. 27.87 sq m (300 sq ft)
- Suitable for a range of marine related or other similar commercial office or retail uses
- Immediately available

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LOCATION

Cobb's Quay Marina is located in Holes Bay in Hamworthy and adjoins Poole Harbour which is the world's second largest natural harbour. With 1109 berths and a 259-berth dry stack system Cobb's Quay has first-class facilities, including a convenience store, club bar/ restaurant and a wide range of usual marina facilities.

The marina is accessed from Woodlands Avenue in Hamworthy which connects with Blandford Road B3068 which is the main route through Hamworthy.

DESCRIPTION

The premises comprise a lock-up office/retail unit with the following features:

- Suspended ceiling with LED lighting
- Carpeted floor
- Kitchenette
- Small store
- Electrical points and high speed broadband available
- Attractively decorated
- Marina shared WC facilities nearby

ACCOMMODATION

The accommodation comprises of the following approximate areas:

| Name | sq ft | sq m |
|-----------|-------|-------|
| Unit - 9A | 300 | 27.87 |

RENT

£7,500 per annum exclusive of business rates and net. of VAT.

SERVICE CHARGE

Service charge (Buildings and Estate) is currently estimated at £726 plus VAT per annum.

LEASE

The premises are available by way of a new MDL 3 year lease at a rent of £7,500 per annum.

Leases are excluded from the renewal provisions of the Landlord & Tenant Act 1954 and will be subject to rent review provisions where applicable, and mutual break options.

The tenant will be responsible for internal repairs and decoration only and an annual Building/Estate Charge applies.

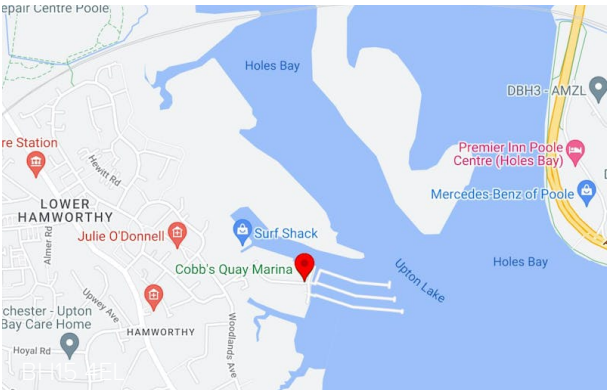
BUSINESS RATES

Rateable value of £4,450 has been obtained from the VOA website. Prospective tenants are recommended to make their own enquiries, including around Small Business Rates Relief.

CODE FOR LEASING BUSINESS PREMISES

It is recommended that parties seek professional advice prior to agreeing or signing a lease or business tenancy. The Code for Leasing Business Premises 2020 can be downloaded here:

https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf



SUMMARY

| | |
|----------------|-------------------------|
| Available Size | 300 sq ft |
| Rent | £7,500 per annum |
| Rateable Value | £4,450 |
| Service Charge | £726 per annum plus VAT |
| EPC Rating | E (120) |

VIEWING & FURTHER INFORMATION

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