

TO LET SUBSTANTIAL INDUSTRIAL/WAREHOUSE PREMISES

Unit 4 Saltmarsh Building | Cobbs Quay Marina | Woodlands Avenue | Hamworthy | Poole | BH15 4EL



- High bay industrial/warehouse property
- Located in an established marina complex
- Approx. 1,165 sq m (12,540 sq ft)
- Two loading access doors
- Suitable for a range of marine related uses



**sibbett
gregory**



LOCATION

Cobbs Quay Marina is located on Woodlands Avenue in Hamworthy, approx. one mile to the west of Poole town centre.

Cobbs Quay is a substantial and established marina complex with 1,130 berths and 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.

Cobbs 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 high bay industrial building of portal frame construction with exterior cladding. The property has two loading access doors at either end of the building and a modern roof.

Shared toilets facilities are provided within a nearby building.

The property has an approx. gross internal floor area of 1,165 sq m (12,540 sq ft) although this floor area can be varied to suit occupier requirements.

Mezzanine office accommodation is also available within the property. Further details are available from the Agents.

Parking is available within the yard area and access to berthing and other marina facilities are available by separate negotiation.



Facilities and services at the marina include:

- 850 marina berths (Max LOA:25m)
- 280 dry stack berths (Max LOA:10m)
- Fuel (petrol, diesel and gas)
- 40-ton boat hoist
- Storage ashore
- Slipway
- Boat repairs
- Chandlery
- Convenience store
- Laundry facilities
- Cobbs Bar & Restaurant
- Brokerage
- New boat sales
- Jet ski pods
- Electric Vehicle Charging - Tesla & Universal Type 2
- 24/7 storage facility
- MDL WiFi

TENURE

The property is available to let by way of a new effective Full Repairing and Insuring Lease for a term to be agreed.



RENT

£70,000 per annum exclusive of business rates, VAT and all other outgoings.

If the whole property is not taken, the rent will be calculated at £6 per sq ft per annum exclusive for the occupied floor area.

BUSINESS RATES

The property is not assessed separately for Business Rates. Further details regarding Business Rates are available from the Agents.

ENERGY PERFORMANCE

The property has a rating of C-(70) and a copy of the full EPC report is available upon request.

VIEWING

Strictly by appointment with the Agents, Sibbett Gregory.

Jayne Sharman

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FINANCE ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering - the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance after provisional terms have been agreed.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.