



## Units G13-G14 Cobbs Quay Marina, Woodlands Avenue, Hamworthy, BH15 4EL

Workshop and storage premises - 324 sq ft

- Forming part of a substantial and established marina complex
- Suitable for marine or closely marine related uses only
- Available on attractive, flexible terms
- Rent £8,000 pax

# Units G13-G14 Cobbs Quay Marina, Woodlands Avenue, Hamworthy, BH15 4EL

## LOCATION

Cobb's Quay Marina at Hamworthy in Holes Bay lies in Poole Harbour, the world's second largest natural harbour. With 1109 berths and a 259-berth dry stack system it's a favourite location with yachtsmen and motor cruisers alike.

The marina has first-class facilities, including a convenience store, club bar/ restaurant and a wide range of usual marina facilities.

## DESCRIPTION

The lock-up has the following features:

- Concrete floor
- Loading doors x2
- Power supply

## ACCOMMODATION

The accommodation comprises the following areas:

| Name          | sq ft | sq m  |
|---------------|-------|-------|
| Unit - G13-14 | 324   | 30.10 |

## RENT

£8,000 per annum

The annual rent is exclusive of Business Rates and all other outgoings, net. of VAT

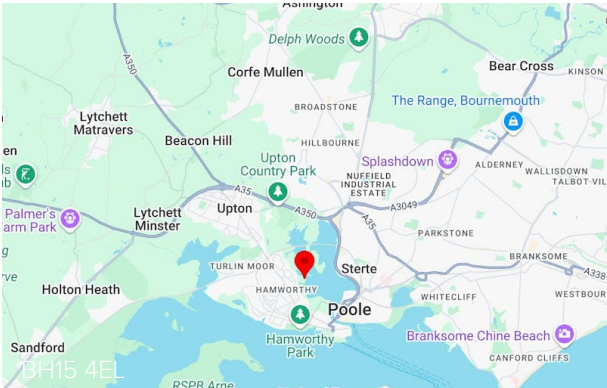
## LEASE

Fully repairing & decorating terms, the tenant will be responsible for all repairs and decorating ,along with a proportion of the landlord's costs in insuring the property. An Estate Service Charge applies, estimated at approximately £500 plus VAT for the current year.

## BUSINESS RATES

We are informed by the VOA that the property has a rateable value of £2,750, with effect from 1st April 2026.

Prospective tenants are recommended to make their own enquiries, including around Small Business Rates Relief.



## SUMMARY

|                |                                         |
|----------------|-----------------------------------------|
| Available Size | 324 sq ft                               |
| Rent           | £8,000 per annum                        |
| Business Rates | £2,750, with effect from 1st April 2026 |
| EPC Rating     | E (107)                                 |

## VIEWING & FURTHER INFORMATION

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