sibbett gregory



TO LET

Unit G10 Cobbs Quay Marina, Woodlands Avenue, Hamworthy, BH15 4EL

Lock-up workshop and storage premises

- Forming part of a substantial and established marina complex
- Available on attractive, flexible terms
- Suitable for a range of marine related or other similar commercial uses

Unit G10 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 unit has has the following features:

- Lighting
- Concrete floor
- Loading doors
- Power supply

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	160	14.86
Total	**160**	**14.86**

RENT

£4,000 per annmun

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

LEASE

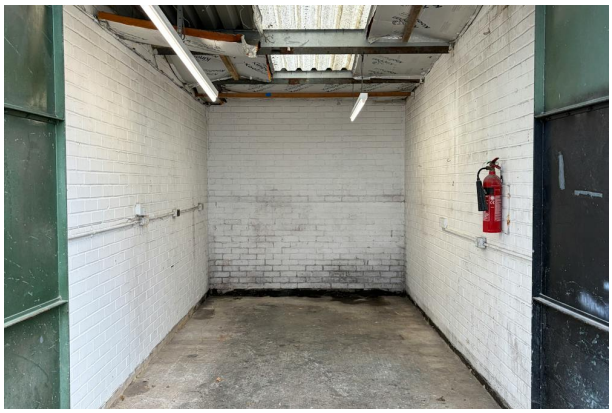
A standard format MDL lease will be utilised. Leases are excluded from the renewal provisions of the Landlord & Tenant act 1954 and will be subject to rent review provisions and mutual break options.

Fully Repairing and Insuring terms, the tenant will be responsible for all repairs and decoration along with a proportion of the landlord's costs of insuring.

BUSINESS RATES

We are informed by the VOA that the property has a rateable value of £2,850.

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





SUMMARY

Available Size	160 sq ft
Rent	£4,000 per annum
Rateable Value	£2,850
Service Charge	£275 per annum
EPC Rating	E (102)

VIEWING & FURTHER INFORMATION

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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. Generated on 20/11/2026


10

