



TO LET

Unit 11C Cobb's Quay Marina, Woodlands Avenue, Hamworthy, Poole, BH15 4EL

Lock-up Office/Retail unit

- Forming part of a substantial and established marina complex
- Two parking spaces are provided
- Available from December 2025
- Approx. 49.24 sq m (530 sq ft)
- Suitable for marine related or other similar commercial office or retail uses

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LOCATION

Cobb's Quay Marina is accessed from Woodlands Avenue in Hamworthy which connects with Blandford Road B3068 which is the main route through Hamworthy, Poole.

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.

DESCRIPTION

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

- UPVC windows and doors
- Marina shared WC facilities nearby
- Two parking spaces are provided

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - 11C	530	49.24
Total	530	49.24

RENT

£10,000 per annum exclusive of business rates, service charge and VAT.

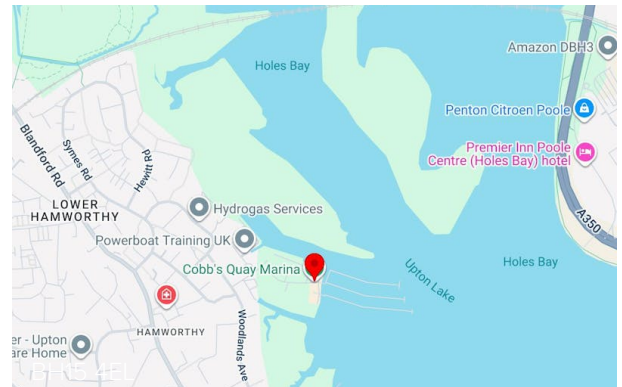
SERVICE CHARGE

Current year Service Charge estimated at £955 plus VAT.

LEASE

The premises are available by way of a new lease. 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 as external repairs and maintenance are undertaken through the service charge.



SUMMARY

Available Size	530 sq ft
Rent	£10,000 per annum
Rateable Value	£5,700
Service Charge	£955 per annum
EPC Rating	B (44)

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 26/11/2025



