

PROPERTY PROFILES

OTTLEY HALL MARINA AND SHIPYARD



38 ACRES | GOVERNMENT PROPERTY OTTLEY HALL, ST. VINCENT

Situated one mile north of capital city Kingstown, the Ottley Hall Marina and Shipyard is the sole occupant of Ottley Hall Bay, where it is estimated that 95 per cent of all marine traffic travelling to the north and south of the island passes within full view of this 38-acre property.

Facing due west, Ottley Hall Marina and Shipyard lies on flat terrain between two hillsides – one of which is comprised entirely of quarry stone. There are two checkpoints leading into the facility and the entire land-ward side of the compound is fenced. A natural gully flanks one side of the property, which – along with well-constructed drainage throughout – avoids flooding when there is heavy rainfall.

Operations at the facility commenced in the second quarter of 1994 and, to date, boast a wide range of services. Namely:

- A Dry Dock (of graving dock design) that is 212 ft long, 38 ft wide, 17 ft deep – and can accommodate vessels up to 1,000 tons. It also features a motorized extendable shed that can completely or partially cover dry-docked vessels, making it the only of its kind

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(CONTINUED)

within the Caribbean region

- A 30-ton Travel Lift which can lift vessels up to 75 ft in length
- Fully concreted three-acre storage apron that can hold up to 150 yachts
- 1,700 ft marina which allows for the mooring of vessels up to 270 ft long
- Full-equipped carpentry and metal workshops, each with ample storage for materials
- Extensive sandblasting, fibre glassing, welding and painting services
- A 30-ton crane and forklift
- Fueling services available for vessels up to 270 ft in length – with an on-site fuel storage capacity of 4,000 gallons
- 40,000 square ft of space that can be used for offices and warehousing

This property even possesses ample space to build a small hotel and restaurant with bar where members of the yachting and shipping communities can enjoy cooling ocean breezes and bask in the glow of the setting sun, while their vessels are serviced. Regardless of how you choose to put your stamp on this property, Ottley Hall Marina and Shipyard is a safe investment with guaranteed returns!

Highlights:

- 10-minute drive from capital Kingstown
- 45-minute drive from the Argyle International Airport
- Banking facilities and other essential services are easily accessible in nearby Kingstown
- The facility was the main base for construction of props and storage during the filming of the movie *Pirates of the Caribbean: Curse of the Black Pearl*

