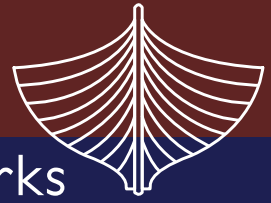


John's

Boat Works



Lots Ait Brentford

07875 000465 | john@lotsait.com | www.lotsait.com

January 2012

Dear Boat Builder

We would like to introduce you to the new DIY boat building and restoration facilities at Lots Ait, Brentford.

The old boatyard at Lots Ait in Brentford is undergoing a complete restoration, and will re-open in the spring of 2012 as a shared workshop facility for DIY boat builders in the London area.

The Lots Ait Boatyard has tidal dry dock facilities, a slipway, an outdoor hardstanding area and a large indoor workshop.

The workshop is divided into project sized units (we call them 'pods'), each equipped with power, workbench, secure storage, and space for your boatbuilding, repair or restoration project.

We have a wood machine shop on site and also a small chandlery able to supply fixtures and fittings at favourable prices.

If you need any advice or assistance with your new build or boat restoration project, our experts will be on hand to offer specialist professional help – if you wish. We can help you with any aspect, whether it be choosing the right boat in the first place or the best materials to build or repair it with. We can guide you if you get stuck, and help make your boat building or restoration project a thoroughly enjoyable and rewarding experience.

A 10'x13' workshop unit starts at just £60 per week, and can be made available for short or longer term projects. The facility will be open 7 days a week and in the evenings (subject to reasonable noise restrictions), and includes access to community toilet and shower facilities, technical library, lounge area and free wi-fi.

Our special introductory offer includes **2 months free rental** for the first 6 individuals or teams to sign up for 6 months or more.

If you would like further information please call me, John on 07875 000465, email john@lotsait.com or visit the website www.lotsait.com

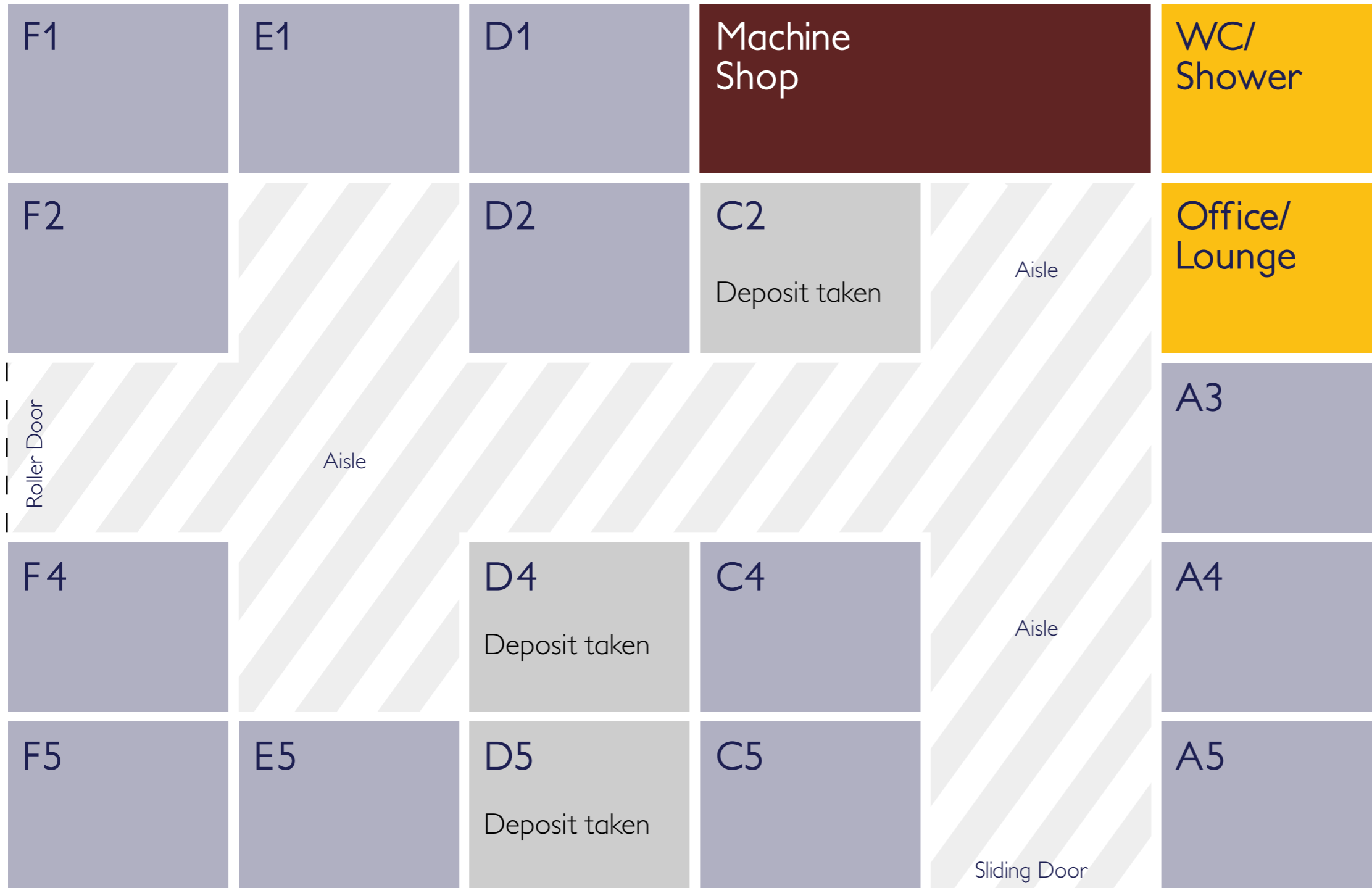
Yours sincerely



John Watson
John's Boat Works at Lots Ait

Lots Ait

Workshop Floor Plan



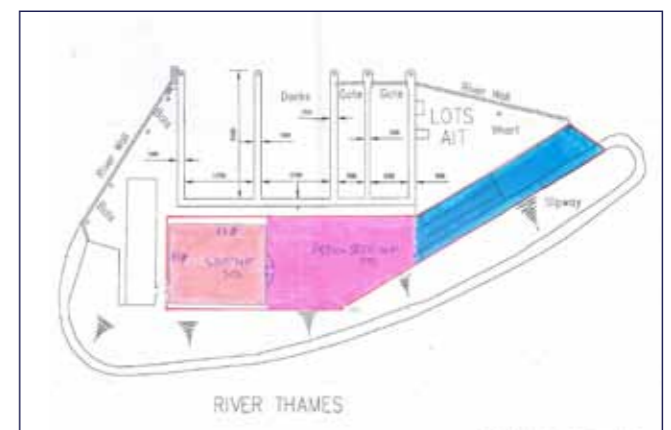
FEATURES:

Workshop units include:

- Locked cupboard
- Metered electricity
- Workbench
- Space for project build

On site facilities:

- Wood supply & dimensioning service
- Chandlery
- Toilet facilities and lounge area
- Refreshment facilities
- Access to expert advice & assistance
- Research library



Pods are marked A3-F5
 Each workshop pod measures 13' x 10'

For our Terms and Conditions
 please see overleaf.

Outline Terms and Conditions:

1. Occupancy consists of a conditional and temporary permission to use shared space in the Lots Ait workshop subject to payment of a licence fee and compliance with applicable rules and regulations.
2. Occupancy is by licence only which can be terminated at any time without cause and without notice.
3. Permission to use shared space can be granted only by John's Boat Works Ltd, and can be withdrawn at any time.
4. Occupiers shall conduct their activities in and around the Lots Ait workshop in a safe and responsible manner and in compliance with all rules and regulations applicable to those activities in force from time to time.
5. Occupiers shall be responsible for their own activities in the Lots Ait workshop and shall carry such insurance as they shall deem fit to cover such risks.
6. Occupiers shall pay all licence and other fees and costs incurred in connection with their activities on Lots Ait in full and on time.
7. No unlawful or prohibited activities shall be conducted in or around the Lots Ait workshop at any time.





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