



Bluefield Commercial Units

Bluefield B500 Toilet and Shower Facility (M and C Series)
Bluefield M250, M350, M500 Commercial

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1.5

Revision: 2025

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Strictly Confidential





Introduction

Unlock the Potential of Your Marina, Bluefield Commercial Units

Marinas are more than just berthing spaces, they're centres of business and community. Bluefield Houseboats is pleased to present the B500, a floating shower/toilet facility, along with our existing range of commercial units, M250, M350, M500, to help marina operators maximise revenue from underutilised space, whether in shallow sections, unfilled berths, or undeveloped areas.

Designed for Versatility

In addition to the shower/toilet facility, our commercial range includes floating offices, retail spaces, studios, wellness centres, and more, our modular units provide a modern, flexible alternative to land-based structures. Built with premium materials and adaptable layouts, they seamlessly integrate into any marina environment.



Exclusive Trade Pricing for Marina Partners

Marina operators benefit from exclusive trade pricing, making Bluefield units a cost-effective investment that enhances services and attracts visitors—without the limitations of land-based development.

Proven Success in Marinas Across the South of England

Already installed in marinas across the South of England, our units generate income from unused water areas. See the potential for yourself—book a viewing today!



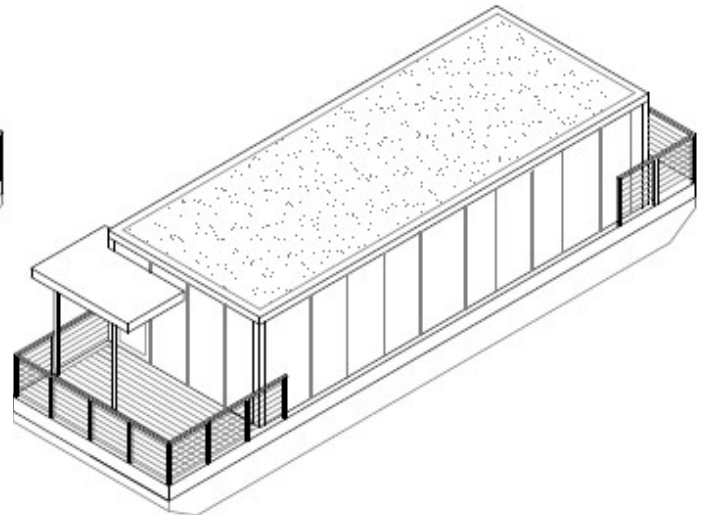
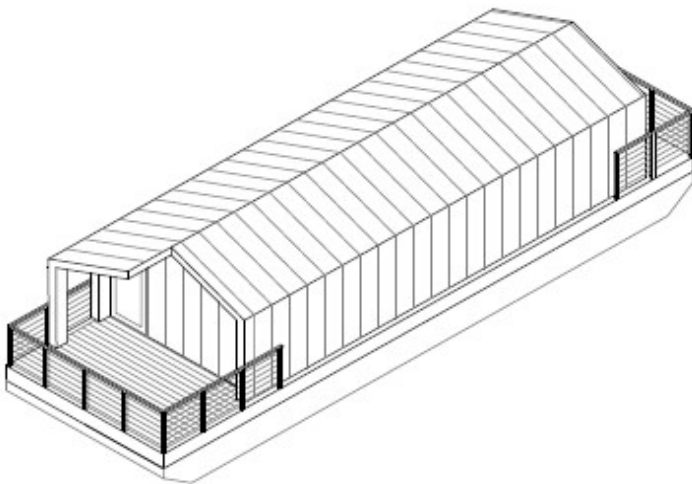
B500 Shower and Toilet Block

The B500 Changing Facility is a state-of-the-art modular floating unit designed for marina or riverside environments. Prefabricated by Bluefield Houseboats, it offers functional and sustainable solutions with modern amenities for changing and shower facilities. The B500 unit has been successfully delivered to projects on the South Coast of England.

The B500 is available in 2 exterior aesthetics, offering the options based on either the Bluefield C Series with powder coated (PPC) aluminium cladding and pitched roof, or the M Series with PPC aluminium cladding and flat roof with optional roof terrace.

1. The B500 Shower/Toilet Unit (C)

2. The B500 Shower/Toilet Unit (M)



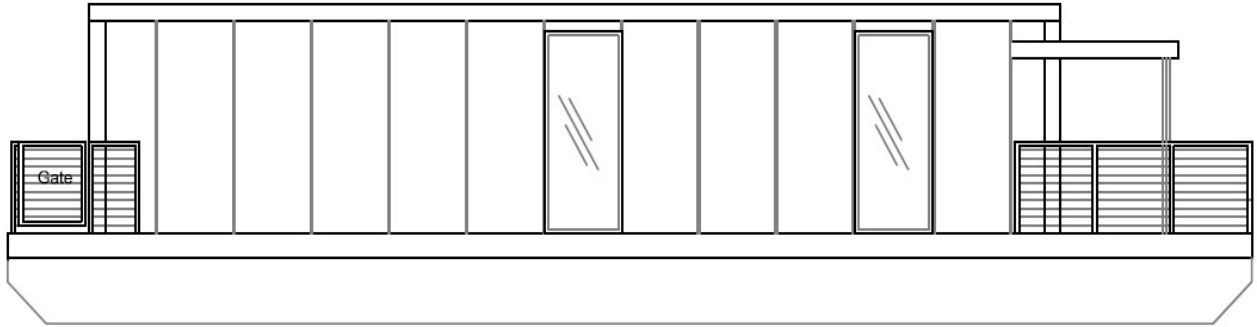
Key Design Features

- 16m in length, by 4.9m width
- GRP Catamaran hulls (M) with optional Yamaha Harmo 2 Electric Drives
- RCD compliance, treated as a vessel, moored in a standard marina berth
- Superior quality, including 316 stainless steel post, wires and handrail
- Optional roof terrace (M)
- 6 Individual Cubicles with WC, shower, WHB, Drop down bench and hooks
- Incorporating 1 Wheelchair Accessible WC & Shower with DDA compliant fixtures
- Dressing counter, hair dryers with mirrors and full height mirrors
- Low maintenance high quality shower cubicles
- MVHR (Mechanical Ventilation Heat Recovery System)
- Underfloor heating



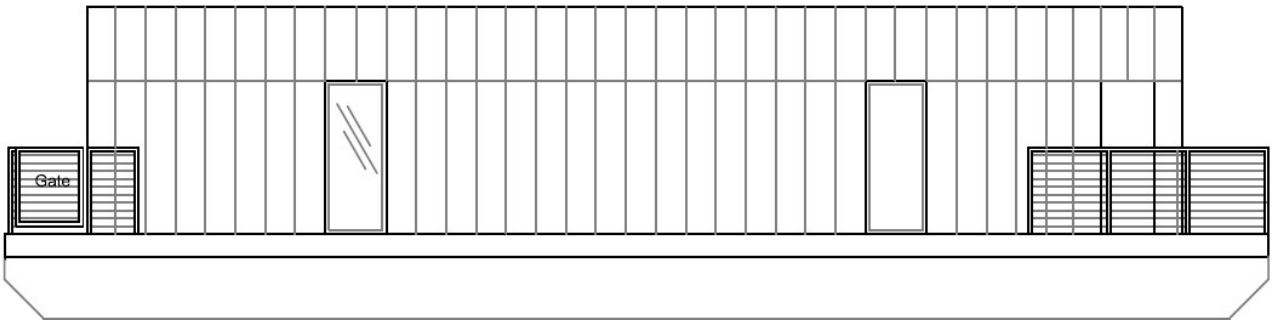
Bluefield B500 Shower and Toilet
(contact us for dimensioned floor plan drawings or see specification)

M Series Bank Elevation



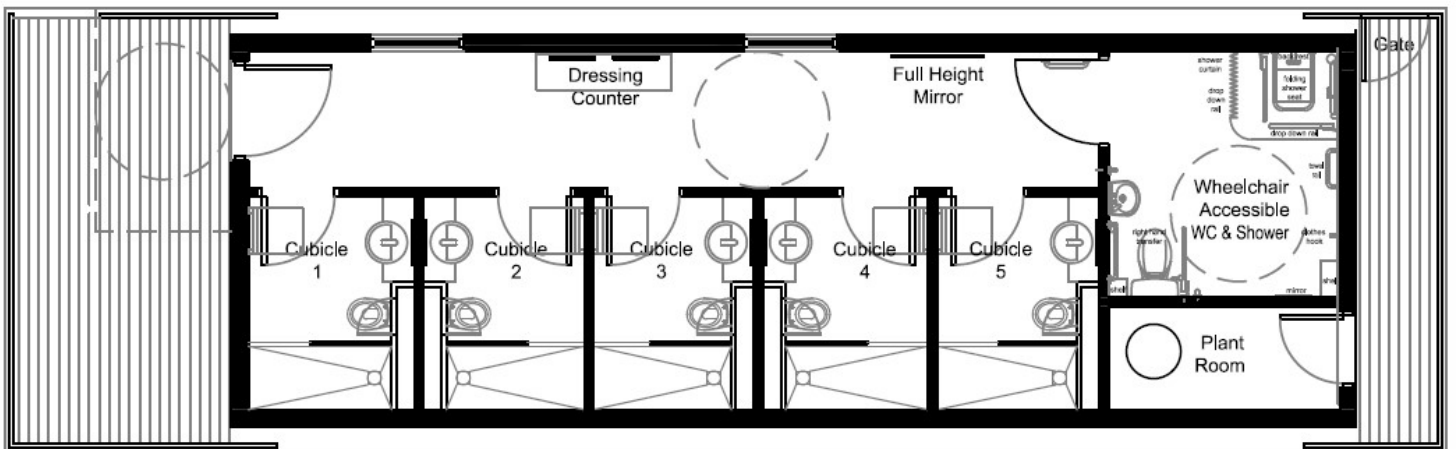
Bank Elevation SCALE 1:50 @ A1 / 1:100 @ A3

C Series Bank Elevation



Bank Elevation SCALE 1:50 @ A1 / 1:100 @ A3

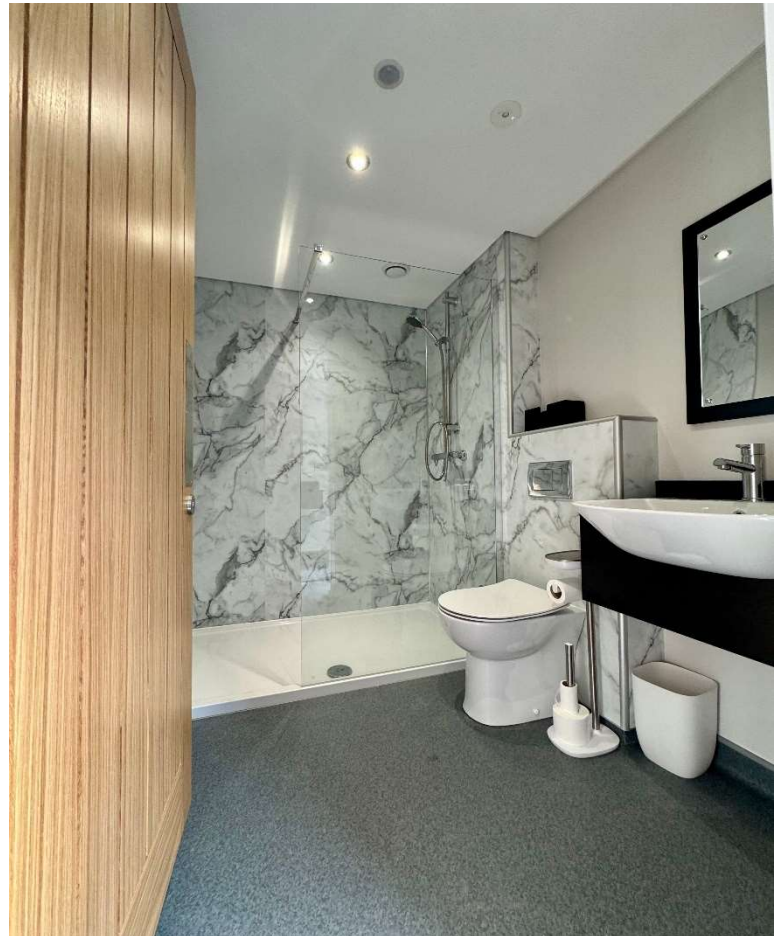
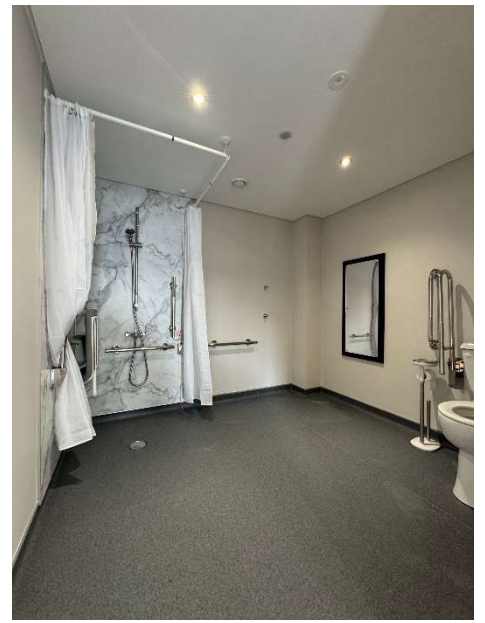
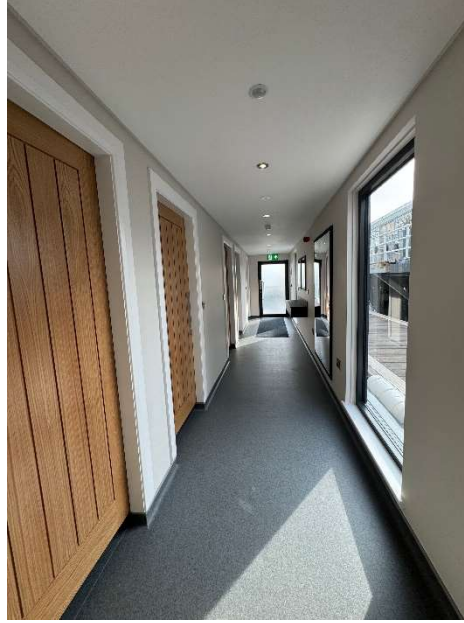
Interior layout of B500 Shower and Toilet facility (M and C Series)



Floor Plan SCALE 1:50 @ A1 / 1:100 @ A3



Interior Images





Prices and Specifications

Standard Specification - ✓

Optional Specification - o

Not Available - ⊗

Trade	
Bluefield Specifications	B500 (M or C)
Trade Price	£305,000
Dimensions	
Overall length	16.0
Overall width/beam	4.9
Internal length	12.5
Accommodation width	4.3
Accommodation (m2)	47.0
Draught	0.5
Air draught	4.7
Weight	25 (T)
Compliance	
Constructed to ISO 12215	✓
RCD compliance	✓
Floatation System	
M Series GRP Catamaran Pontoons	✓
Antifouling - Coppercoat	£12,130
Assembly	
Prefabricated in factory	✓
Structure	
Pitched roof	o
Flat roof with optional terrace	o
Steel frame & insulated walls	✓
Plaster lining internally	✓
U Values to meeting building regulations	✓
Accommodation	
Changing facilities	✓
No. Individual Cubicles	6
1 No. Wheelchair Accessible WC & Shower	✓
Exterior Finish/Cladding	
Fully insulated frame with acoustic partitions	✓
PPC Aluminium cladding	✓
Windows	
PPC Aluminium (Grey)	✓



Cubicles	
Overall Dimension	2.4 x 1.8
Overall (m2)	4.1
Semicircular recessed wash hand basin	✓
Mirror	✓
WC	✓
Walk in shower, with flush shower tray	✓
Glass shower screen	✓
Waterproof multipaneled to walls	✓
Drop down seating bench	✓
Coat hooks x 2	✓
Wheelchair Cubicle	
Fully compliant DDA wheelchair accessible cubicle	✓
Corridor	
Overall Dimension	9.4 x 1.5
Overall (m2)	14.1
Dressing Counter with mirrors	✓
Full height mirror	✓
Plant Room	
Overall Dimension	2.4 x 1.1
Overall (m2)	2.9
Distribution Panel	✓
Underfloor heating manifolds	✓
500 Litre hot water tank	✓
13.5KW electric boiler	✓
Tank alarm	✓
Balcony	
Front balcony (m2)	4.9 x 2.5
Rear balcony (m2)	4.9 x 1.0
Composite grey decking	✓
S/S handrails posts & wire	✓
Utilities	
Electricity, single phase, 63 AMP	✓
Twist lock commando plug	✓
32MM MDPE Mains (min 1 bar)	✓
Smoke alarms	✓
1350L Foul waste tank with transfer pump	✓
Flooring	
Waterproof nonslip vinyl	✓
Joinery	
Skirting with Rebate	✓
Architrave Rebate	✓
Internal Doors, With Rebate and Satin Paint Finish	✓



Heating and Extraction	
Under floor heating	✓
MVHR system	✓
Extract fans with PIR/humidistat sensors	✓
Ironmongery	
Satin chrome handles, hinges and door furniture	✓
Electrical and Lighting	
Stainless steel sockets throughout	✓
PIR LED Lighting Throughout	✓
Stainless steel light switches throughout	✓
Exterior spotlights to balcony	✓
Additional Sockets	£137
Additional exterior wall lights (each)	£242
Finish to Walls and Ceilings	
Ceilings - Corridor, cubicles and plant room paint, White emulsion	✓
Walls, Corridor, cubicles and plant room, White emulsion	✓
Roof Terrace	
M Series roof terrace	£21,300
<i>M Series roof terrace including spiral staircase, handrails, flooring finish, Geogrid matt</i>	
Warranty	
Structure Warranty (Years)	20
Floatation System	10
Cladding Design Life (subject to maintenance)	15
12-month defects liability period	1

B500 (M) Ablution Unit



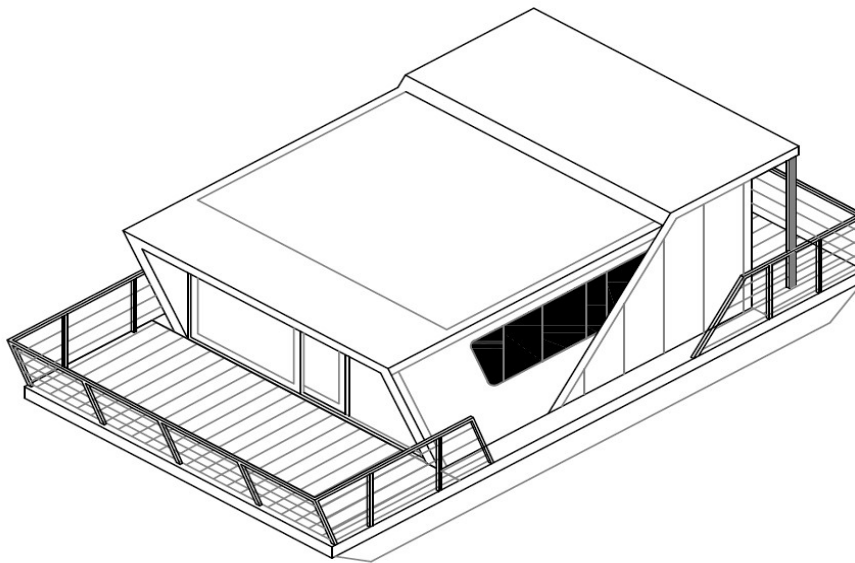


M Series Commercial Units (M250, M350, M500)

The M-Series Commercial Units available in 3 sizes, M250, M350 and M500 are designed for businesses looking to operate on the water without the constraints of traditional land-based planning regulations. Fully RCD-compliant (Recreational Craft Directive), these units are officially classified as vessels. This opens exciting opportunities for marina operators or local business to establish floating offices, studios, wellness spaces, retail outlets, or hospitality venues in previously underutilised waterside locations.

Built to the highest standards, each unit features a durable steel frame, high-spec insulation, and premium finishes, ensuring a professional and comfortable workspace all year round. For an added touch of luxury and functionality, an optional roof terrace can be included, providing a unique outdoor space for relaxation or additional business use.

Bluefield M Series Commercial Units

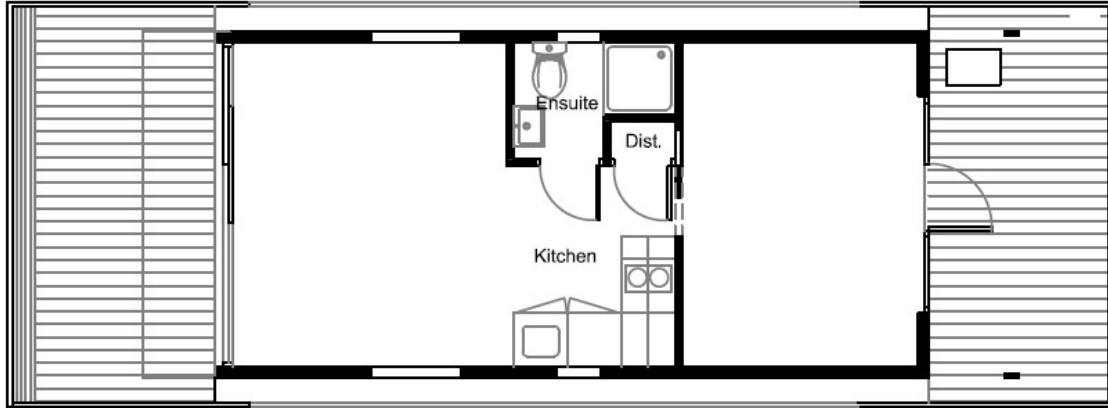


Key Features

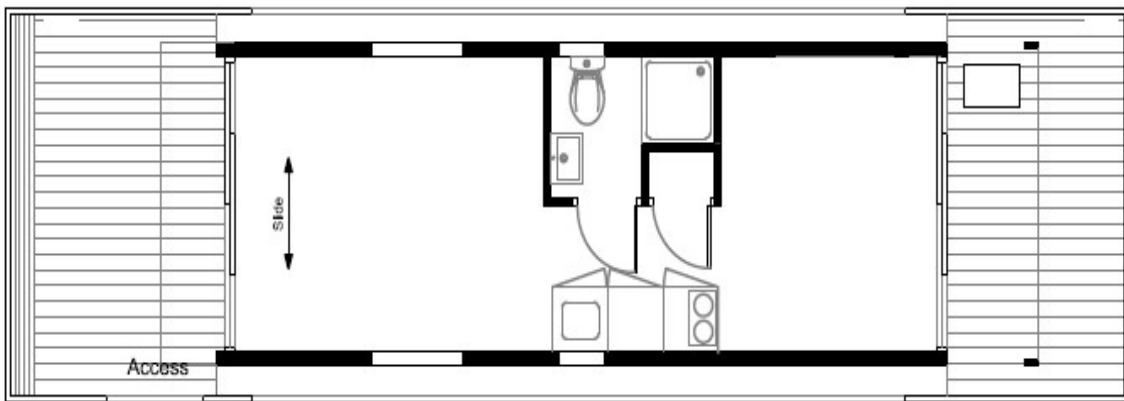
- 12m length to 16m length, 3.6m/4.5m width
- GRP Catamaran hulls (M) with optional Yamaha Harmo 2 Electric Drives
- RCD compliance on all commercial units, classed as a vessel for planning purposes
- Superior quality, including 316 stainless steel post, wires and handrail
- Optional roof terrace (M)
- 2 or 3 room options, or open plan
- Bathroom with shower, toilet and WHB
- Kitchen area with appliances and sink
- Electric heating



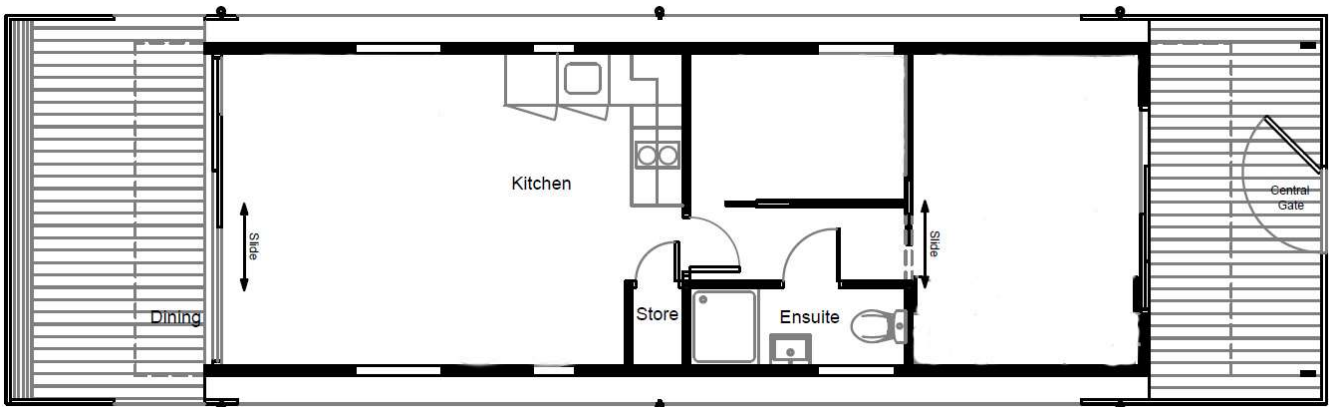
1. *Bluefield M250 Commercial Floor Plan*



2. *Bluefield M350 Commercial Floor Plan*

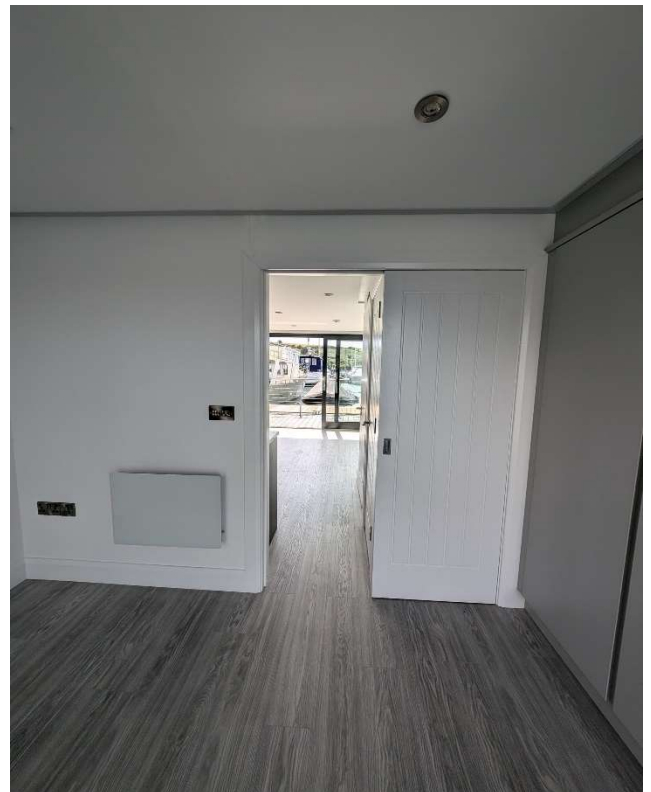


3. *Bluefield M500 Commercial Floor Plan*





M Series Commercial Images





Prices and Specifications

Standard Specification - ✓

Optional Specification - o

Not Available - ⊗

Bluefield Specifications	Trade		
	M250	M350	M500
Trade Price	£132,000	£153,000	£217,300
Dimensions			
Overall length	12.0	12.0	15.0
Overall width/beam	3.6	4.5	4.5
Accommodation length	8.2	8.2	10.9
Accommodation width	3.1	4.0	4.0
Accommodation (m2)	25.4	32.8	43.6
Draught	0.5	0.5	0.5
Air draught	3.8	3.8	3.8
Compliance			
Constructed to Eurocode 2 BS EN 1992	✓	✓	✓
RCD compliance	✓	✓	✓
Floatation System			
GRP Catamaran pontoons	✓	✓	✓
Antifouling - Coppercoat	£3,000	£3,000	£4,200
Assembly			
Prefabricated in factory	✓	✓	✓
Building regulations & current best practice	✓	✓	✓
RCD compliance	✓	✓	✓
Accommodation			
1 Additional Room	✓	✓	✓
2 Additional Room	⊗	£4,213	✓
External Structure			
Fully insulated frame with acoustic partitions	✓	✓	✓
Aluminium cladding White	✓	✓	✓
Aluminium cladding multi two tone	£600	£600	£900
Aluminium cladding colour	£1,200	£1,200	£1,500
Aluminium powder priming	£2,000	£2,000	£2,800
Windows			
PVC Dark Grey	✓	✓	✓
Aluminium	£6,400	£6,400	£6,400
Standard Kitchen			
Internal dimensions (mm)	5.3 x 2.7	4.9 x 3.6	5.4 x 3.6
Kitchen/Living Area (m2)	11.8	15.2	19.4
Shaker 5-piece doors (choice)	✓	✓	✓



Worktop laminate (choice)	✓	✓	✓
Cupboard door handle (choice)	✓	✓	✓
2 ring electric hob	✓	✓	✓
Electric oven	✓	✓	✓
Electric over hob extractor fan	✓	✓	✓
Branded fridge with ice box	✓	✓	✓
Top mount sink, drainer & twin tap	✓	✓	✓
Kitchen Stand Alone Options			
Quartz w/top & full height splashback	£2,600	£2,600	£3,000
Undermounted (choice)	£513	£513	£513
Quooker Fusion round S/S brushed	£1,730	£1,730	£1,730
Quooker Fusion round black	£1,980	£1,980	£1,980
4 zone Bora downdraught hob	£2,400	£2,400	£2,400
Gas hob upgrade	£400	£400	£400
Washing machine <i>(not in conjunction with DW/WC)</i>	£1,193	£1,193	£1,193
Dishwasher <i>(not in conjunction with WM/WC)</i>	£1,193	£1,193	£1,193
Wine cooler <i>(Not in conjunction with DW/WM)</i>	£585	£585	£585
Master Bedroom			
Internal dimensions (mm)	2.4 x 2.7	2.6 x 3.6	2.6 x 3.6
Internal area (m2)	6.5	9.4	9.4
Bedroom 2			
Internal dimensions (mm)	⊗	1.4 x 2.8	1.7 x 2.5
Internal area (m2)	⊗	3.9	4.3
Shower Room			
Internal dimensions (mm)	1.8 x 1.3	1.8 x 1.3	0.9 x 2.5
Internal area (square m)	3.2	3.2	2.2
WC, WHB and shower	✓	✓	✓
Under sink storage in bathroom	£513	£513	£513
Shower room screen (Choice)	✓	✓	✓
Standard shower panel (Choice)	✓	✓	✓
Extractor fan	✓	✓	✓
Towel Rail	✓	✓	✓
LED night light under sink in shower room	£160	£160	£160
Antifog mirror c/w light and shave point	£280	£280	£280
Balcony			
Front balcony (m2)	3.6 x 2	4.5 x 2	4.5 x 2
Rear balcony (m2)	3.6 x 2	4.5 x 2	4.5 x 2
Composite grey decking	✓	✓	✓
S/S handrails posts & wire	✓	✓	✓
Roof Terrace			
M Series roof terrace	£21,300	£21,300	£21,300



Data/Internet/TV			
Power wiring for Internet Booster (client supplied)	£320	£320	£320
Aerial wiring for TV (client supplied)	✓	✓	✓
Utilities			
Mains MDPE Connection or hoseslock	✓	✓	✓
Transfer Tank with Feka VS 750 pump	✓	✓	✓
Smoke alarms	✓	✓	✓
Flooring			
Engineered White Oak, 150mm	✓	✓	✓
Joinery			
150mm Skirting Chamfered with Rebate	✓	✓	✓
100mm Architrave Chamfered with Rebate	✓	✓	✓
Internal Doors, With Rebate and Satin Paint Finish	✓	✓	✓
1 Coat Primer and 2 Coats of White Gloss	✓	✓	✓
Heating			
Electric Panel Heaters (White)	✓	✓	✓
Electric Glass Panel Heater Upgrade (White)	£860	£860	£1,340
Hot water boiler	✓	✓	✓
Ironmongery			
Satin chrome handles, hinges and door furniture	✓	✓	✓
Electrical and Lighting			
Satin chrome handles, hinges and door furniture	✓	✓	✓
Marinco External Socket	✓	✓	✓
Power 16/32/64/80 AMP (dependant on model)	✓	✓	✓
SS double socket outlet with USB ports	✓	✓	✓
SS fuse points to suit kitchen appliances	✓	✓	✓
LED Lighting Throughout	✓	✓	✓
Ceiling perimeter LED lights	£1,760	£1,760	£1,760
SS Light switches for living area spotlights	✓	✓	✓
SS light switch for shower room spotlights	✓	✓	✓
SS external spotlights to front	✓	✓	✓
Walls			
Plaster	✓	✓	✓
Farrow Ball ref 274 (one mist & two full coats)	✓	✓	✓
Farrow Ball ref 274 (one mist & two full coats)	✓	✓	✓
Pack Upgrade			
*Luxury floating upgrade M Series, (details on request)	£7,350	£11,600	£11,600
Warranty			
Structure Warranty (Years)	20	20	20
Floatation System	10	10	10
Cladding Design Life (subject to maintenance)	15	15	15
12-month defects liability period	1	1	1



Bluefield Propulsion System (B/M Series)

Bluefield Houseboats is proud to partner with Yamaha to offer the HARMO 2 electric propulsion system as an optional feature on our floating commercial units.



This cutting-edge, zero-emission propulsion system transforms our floating spaces into silent, energy-efficient, and highly manoeuvrable mobile units, making them ideal for marinas, waterfront businesses, and eco-conscious operators.

Clean, Efficient, and Future-Ready

The Yamaha HARMO 2 is an advanced electric drive system designed to provide smooth, quiet, and eco-friendly propulsion. With zero emissions, low maintenance, and whisper-quiet operation, HARMO 2 aligns with Bluefield's commitment to sustainable, forward-thinking design.

Whether used for repositioning commercial units within a marina or enabling seasonal relocations, this next-generation propulsion technology ensures effortless mobility without the environmental impact of traditional engines.



Unlock New Business Potential

With Bluefield Houseboats and Yamaha HARMO 2, the future of floating commercial spaces is not only innovative and adaptable but also environmentally responsible.

Price on Application

Contact us today to explore how this groundbreaking technology can enhance your investment in water-based business solutions.