



MDL Estates

A Division of MDL Marinas Group PLC

Units 3 & 7 Dolphin Building Queen Anne's Battery Plymouth, PL4 0LP



38.1-81.2 sq m (410-875 sq ft)

GUIDE: £12,000 per annum

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Registered Number 01949111 England

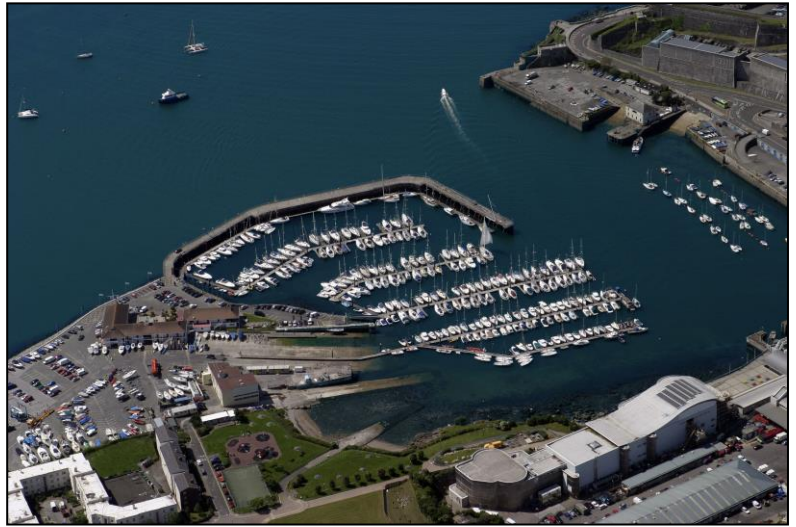
www.mdlestates.co.uk



Queen Anne's Battery

Queen Anne's Battery marina (QAB) is situated close to the Barbican area of Plymouth and benefits from excellent access to Plymouth Sound. By road, QAB is about 3 miles from the A38 which gives easy access to Exeter and Cornwall.

QAB is the home of the Royal Western Yacht Club and also a range of marine and non-marine related businesses. On site facilities include Chandlers Bar & Bistro, Sound Bites Café and Force 4 Chandlery. The marina benefits from ample car parking which is free to visitors for the first 2 hours.



Description

Ground floor double office suite situated in the Dolphin Building. Could be let as one unit or two separate units. Available on a new Internal Repairing and Insuring lease with the external repairs and maintenance costs recharged via the Building Service Charge. An Estate Service Charge is levied for the upkeep of services, repairs and maintenance of common areas. Flexible lease terms are available.

Unit	Sq Ft	Rent Per Annum
Unit 3	410 sq ft	£7,400
Unit 7	465 sq ft	£4,600
Both Units Together	875 sq ft	£12,000

Property EPC Rating: Unit 3: To be reassessed
Unit 7: E 111

Rateable Value: £11,500 (both units)

Service Charge Estimate: Unit 3: £1,134
(2019/2020) Unit 7: £1,286

VAT: VAT chargeable on all outgoings.

Arrange a Viewing

Viewing is strictly by confirmed appointment with MDL Estates. Prior to making an appointment to view the property MDL Estates strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of MDL Estates staff.

For further information or to arrange a viewing please contact:

Edmund Kornicki MRICS
Phone: 07483 166 365
Email: e.kornicki@mdlmarinas.co.uk

IMPORTANT NOTICE

The Code for Leasing Business Premises in England and Wales 2007

The Code for Leasing Business Premises in England and Wales 2007 recommends you seek professional advice before agreeing a business tenancy. The code is available through professional institutions and trade associations or through the website www.leasingbusinesspremises.co.uk

MDL Estates give notice that:

1. They make no representations or warranties in relation to the property either here or elsewhere. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and MDL Estates have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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