



MDL Estates

A Division of MDL Marinas Group PLC

Unit 8-9 Lynher Building Queen Anne's Battery Plymouth, PL4 0LP



76.2 sq.m (820 sq.ft)

GUIDE: £12,300 per annum

Incentives Available

Outlook House | School Lane | Hamble Point | Hamble | Southampton | SO31 4NB

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Registered Number 01949111 England

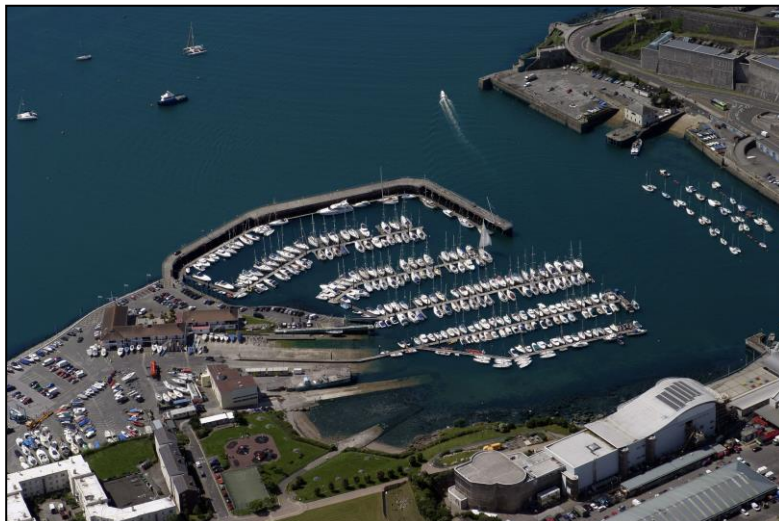
www.mdlestates.co.uk



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

First floor office suite situated in the Lynher Building with views over Plymouth Sound. 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.

Property EPC Rating: F143

Rateable Value: £12,600

Available: Now

VAT: VAT is 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:

MDL Estates

Mobile: 08456 001 813

Email: estates@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.

UPDATED AUG 16



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