



Queen Anne's Battery Marina



MDL MARINA
ESTATES



Queen Anne's Battery Marina – Available to let.

A range of commercial business space, comprising both office and workshop accommodation, ranging from 260 sq ft to 670 sq ft at rents from £2,300 per annum exclusive of Business Rates and Service Charge

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 to the west. QAB is the home of the Royal Western Yacht Club and also a range of marine and non-marine related businesses.

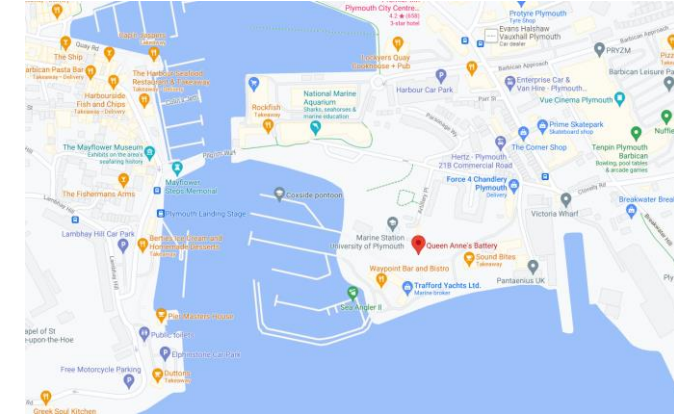
On site facilities include.
Waypoint Bar & Bistro, Sound Bites Café and Force 4 Chandlery.

The marina benefits with onsite car parking which is free to visitors for the first 2 hours.

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

For further information or to arrange a viewing please contact:

Simon Welch MDL Estates
Tel: 07483 918980
Email: simon.welch@mdlmarinas.co.uk



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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.