



# Units 3 & 7 Dolphin Building

Queen Anne's Battery, Plymouth, PL4 0LP



## 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 Waypoint 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.

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**Self-contained office**  
875 sq ft (81.4 sqm)  
£13,500 per annum exclusive  
Enquire for terms

### 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.

- Self-contained kitchen
- 24-hour security
- Marina facilities including boat lifting and hardstanding
- Berthing and yard service discounts available (subject to terms & conditions)

**Property EPC Rating:** E111

**Rateable Value:** To be confirmed

**Legal Costs:** The ingoing tenant to pay the landlord's reasonable legal costs.

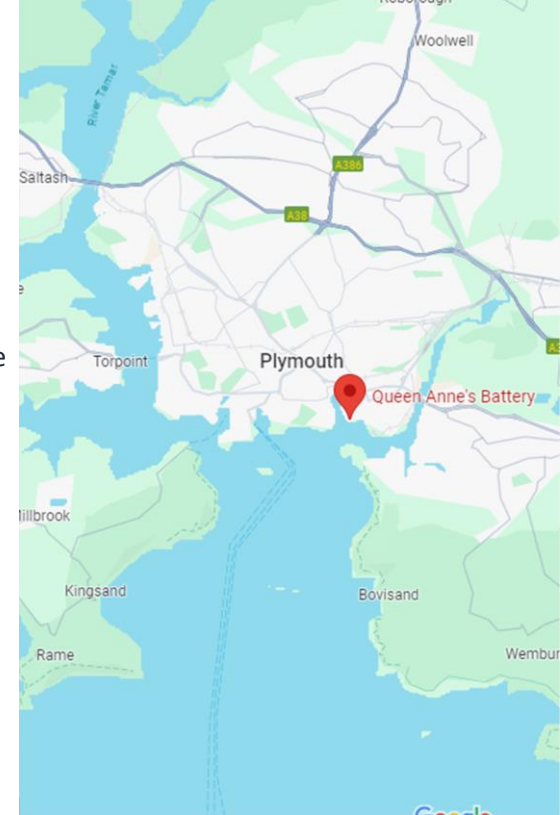
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**For further information or to arrange a viewing please contact:**

Adrian Read

Mobile 07776 191 859

Email [a.read@mdlmarinas.co.uk](mailto:a.read@mdlmarinas.co.uk)



Viewing is strictly by confirmed appointment with MDL Estates. Prior to making an appointment to view, 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.

### 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](http://www.leasingbusinesspremises.co.uk)

#### MDL Estates give notice that:

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