

**Castla**  
INTERNATIONAL BOAT SALES



# DOLPHIN ROOM

Queen Anne's Battery, Plymouth, PL4 0LP



MDL MARINA  
ESTATES





### 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**  
442 sq ft (41.07 sqm)  
£7,000 per annum

#### Description

First Floor office suite situated in the Dolphin Building. 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:** C58

**Rateable Value:** £2,300 (source: voa.gov.uk)

**Service Charge Estimate:** £1,466.65 (2022/2023)

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

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

**Adrian Read BSc (Hons) BSc Hons MRICS**

Mobile 07776 191859

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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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.