



UNIT 11 LYNHER 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.

Self-contained office

410 sq ft (38.10 sqm)
£9,000 per annum





Description

First floor office triple aspect office suite with fantastic views situated in the Lynher Building. Office split into two rooms with benefit of a sink and small kitchen area. 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: D93

Rateable Value: £6,500 (source: voa.gov.uk)

Service Charge Estimate: £1,877 plus VAT (2023/2024)

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

For further information or to arrange a viewing please contact:

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