



UNIT 4 ATLANTIC BUILDING

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

Ground floor office suite
410 sq ft (38.1 sqm)
£8,000 per annum

Description

Unit 4 Atlantic Building is a ground floor office suite. Situated in Queen Anne's Battery, unit 4 provides open plan office space with views over Mount Batten. QAB now benefits from a new high speed WifiSpark wifi service, which can be set up and ready to use within 5 days.

- Desirable waterside location
- Good parking provision
- New lease
- Immediately available
- Flexible terms

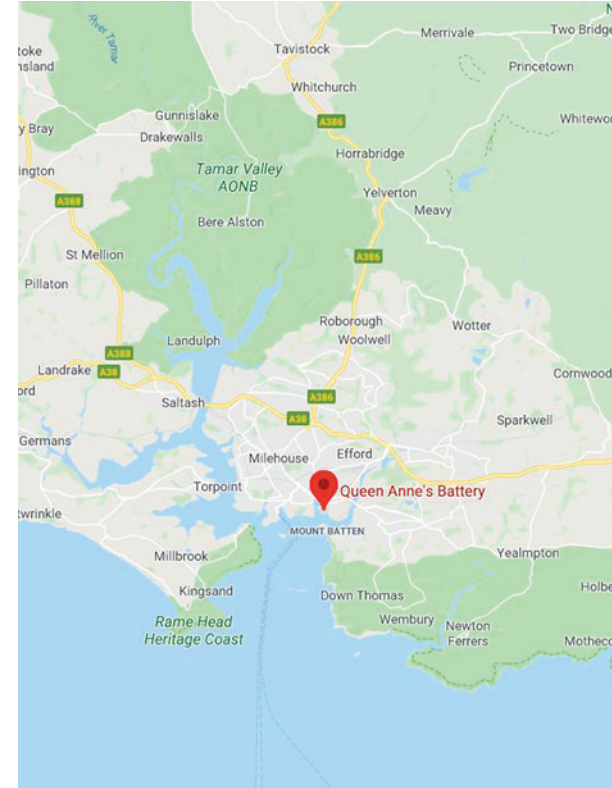
Property EPC Rating: C-55

Rateable Value: £6,200

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

For further information or to arrange a viewing please contact:

Simon Welch BSc (Hons) MA MRICS
Mobile 07483 9189980
Email simon.welch@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.leasebusinesspremisses.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.

