



MDL MARINA
ESTATES

Units 3 & 7, Dolphin Building



Queen Anne's Battery, Commercial Pl, Plymouth PL4 0LP

DESCRIPTION



UNIT SIZE
875 sq ft (38.10 sqm)

RENT
£13,500 pax (subject to contract)

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.

RATEABLE VALUE (2024)
£13,500

TERM
A new 6 year lease in the Landlord's Standard Form held outside of the Landlord and Tenant Act 1954. Rent reviews to be at the 2nd and 4th years.

SERVICE CHARGE
£2,000 plus VAT (2024/2025)

VAT
All figures quoted are exclusive of VAT

LEGAL COSTS
On application

EPC
E125



EXISTING OCCUPIERS



allspars

**ATLANTIC
YACHTS**



**EVOLUTION
MARINE**

LIBERTY YACHTS

**The
Lower
Deck**

Touching Cloth
UPHOLSTERY

**MDL
FITNESS**

**FORCE 4
CHANDLERY**
The Right Choice at the Right Price EST. 1977



**SETAG
YACHTS**



Queen Anne's Battery

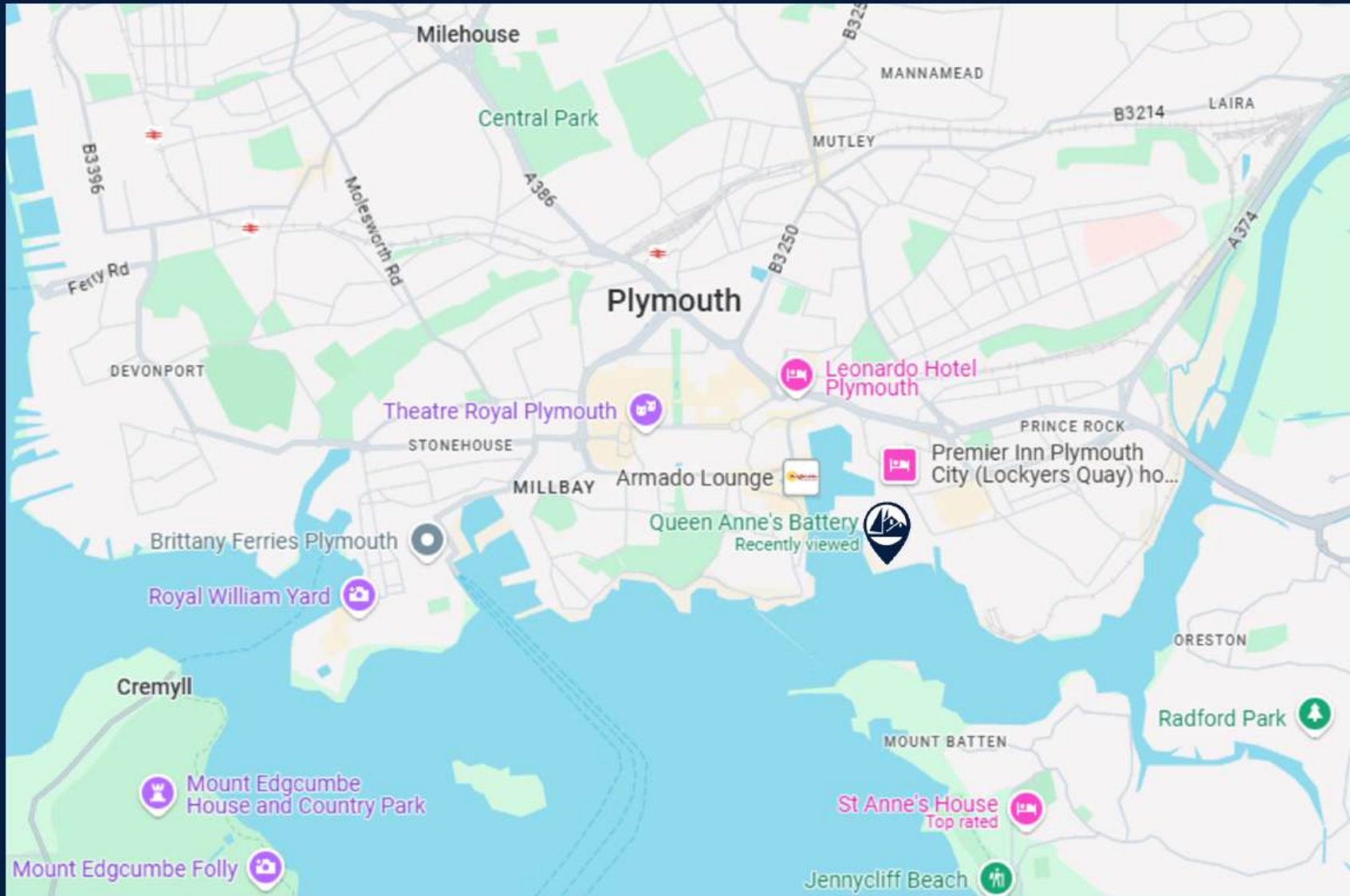
MARINA INFORMATION

Queen Anne's Battery (QAB) is located in Plymouth, also known as Plymouth Ocean City, and is the historic base to many famous seafaring voyages around the world. Offering outstanding facilities for yachtsmen and motor cruisers alike, it has 235 berths for boats up to 18 metres and a visitors' area with alongside pontoon berthing.

QAB has a chandlery, brokerage and yacht charter, a provisions shop selling essential items as well as a café, bar and restaurant. It's also home to the Royal Western Yacht Club, and has hosted the start and finish of many international short-handed yacht races, including the single-handed Transatlantic Race, the Round Britain Race and the finish of the prestigious Rolex Fastnet Race.



LOCATION



CONTACT US

ESTATES SUPPORT MANAGER

NATHAN CHARLESWORTH BSC

n.charlesworth@mdlmarinas.co.uk

07776 203739



**MDL MARINA
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ESTATE MANAGER

MARK BATEMAN BSC MRICS

m.bateman@mdlmarinas.co.uk

07553 520968



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IMPORTANT NOTICE:

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. 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

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