

# TO LET

## Part, Unit 1 Dolphin Building

Queen Anne's Battery, Plymouth, PL4 0LP

2077 sq ft (193 sq m)



- Desirable waterside location
- Good parking provisions
- £25,000 per annum
- New lease
- Immediately available
- Flexible terms

# Part, Unit 1 Dolphin Building

## LOCATION

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.

## DESCRIPTION

The accommodation comprises a mainly open plan function room that may be suitable for a variety of uses, subject to the necessary consent. We understand the premises currently benefit from A3 (restaurant and café) use.

QAB now benefits from a new high speed WifiSpark wifi service, which can be set up and ready to use within 5 days.

## ACCOMMODATION

	Sq ft	Sq m
Total (Approx).	2077	193

## RATES

Premises have a rateable value of £6,200

## ENERGY PERFORMANCE CERTIFICATE

C - 56

## VAT

Chargeable on all outgoing

## TENURE AND LEGAL COSTS

Available on a new Internal Repairing and Insuring lease with external repairs and maintenance costs recharged via a Building Service Charge. An Estate Service Charge is levied for the upkeep of services, repairs and maintenance of common areas.

## VIEWING

By appointment with the SOLE AGENTS.



## CONTACT

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