



**To Let**

Fourth Floor, Cobourg House, Mayflower St, Plymouth, PL1 1QX

## Summary

- City centre office suite
- Good decorative order
- On site concierge

### CONTACT THE AGENT

**Anna Jackson**

Commercial Agent

Tel: **07841 150718**

Email: [ajackson@vickeryholman.com](mailto:ajackson@vickeryholman.com)

**Joanne High**

Commercial Agent

Tel: **07525 984443**

Email: [jhigh@vickeryholman.com](mailto:jhigh@vickeryholman.com)

**Right Hand Suite - £40,000 pax**

**Plymouth Office**

Plym House, 3 Longbridge Road, Plymouth, PL6 8LT

**Location:**

Cobourg House is located in the centre of Plymouth in a recognised office location. The Drake Circus shopping centre and Plymouth University are in close proximity. The office is a short walk from Plymouth railway station with main bus routes passing close by. There are also various public car parks located nearby.

**Description:**

The property comprises a popular 1970's office building on ground and four upper floors. The building is in excellent condition with communal areas having been recently refurbished and benefits from lift access to all floors and parking to the rear. The property also benefits from a concierge who is on site during normal office hours.

**Accommodation:**

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition). There is a total of 496.58 sq m (5,345 sq ft) of space available on the fourth floor.

Existing NIA	sq m	sq ft
Right hand suite	414.08	4,457

**Service charge:**

A service charge is levied for the upkeep and maintenance of the common parts. Please enquire for further information.

**Services:**

It is understood that mains electricity, gas, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

**EPC:**

D (76)

**Business rates:**

From a visit to the valuation office website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current rateable value is £36,750 therefore making the approximate rates payable £18,338 per annum for 2021/22.

Interested parties are advised to confirm the rating liability with Plymouth City Council.

**Terms:**

The suites are available by way of a new effective full repairing and insuring lease. Terms to be agreed.

**Legal fees:**

The Tenant is to be responsible for £800 + VAT towards the Landlord's legal costs.

**VAT:**

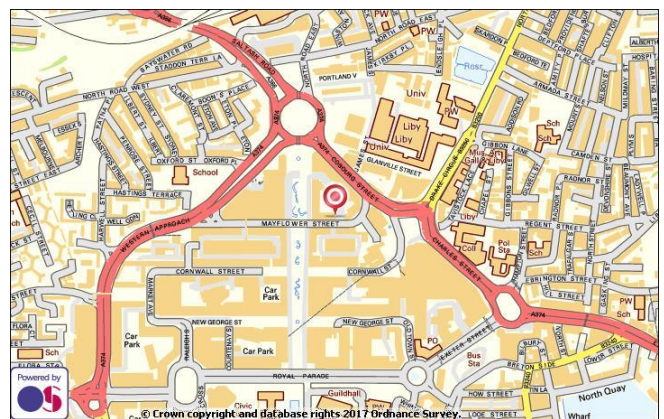
We understand that the property has not been elected for VAT and therefore will not be chargeable.

**Code for leasing business premises:**

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

**Further information and viewings:**

For further information or to arrange a viewing please contact the sole agents.



SUBJECT TO CONTRACT

Vickery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk) for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the employment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property. Vickery Holman is subject to the Money Laundering Regulations 2017. Therefore the purchaser will be required to provide identification and proof of address prior to exchange. We will also undertake a credit check as part of this process.

