



To Let

£9,500 pax

Second Floor Suite Cobourg House,
Mayflower Street, Plymouth, PL1 1QX

900 Sq Ft
(83.6 Sq M)

Summary

- City centre location
- On site concierge
- Parking available by separate licence
- Public car parks nearby
- Lift access
- Close to bus routes and train station

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 of a popular office building which is arranged over ground and four upper floors. The building is in excellent condition with the communal areas and toilets having been refurbished within the last 5 years. There is a communal ground floor entrance to the property with 2 lifts providing access to all the floors. There is parking to the rear of the property, and a rear entrance directly from the parking area. Parking is available by way of a separate licence. The property also benefits from a concierge who is on site during normal office hours.

The suite is located on the second floor has two entrances at each end of the suite. The existing tenants have installed some small partitioned offices, which will be removed upon vacation to provide an open plan suite. There is a small kitchenette within the suite. Toilets are communal and located in the main lobby on each floor.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net internal basis.

	sq m	sq ft
Total	83.6	900

Service charge:

A service charge is levied for the upkeep and maintenance of the communal and external areas of the property. Further details are available upon request.

Services:

It is understood that mains electricity, 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 / MEES:

C (60)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £9,000, therefore making the approximate Rates Payable £4,491 per annum for 2024/25.

Occupiers may be eligible for Small Business Rates Relief if this is the only property they occupy and/or any other properties they occupy have a rateable value of less than £2,900 each.

Qualifying ratepayers will pay no rates on properties with rateable values up to £12,000 with a tapered relief of between 100% and 0% for properties with rateable values between £12,001 and £15,000.

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

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

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:

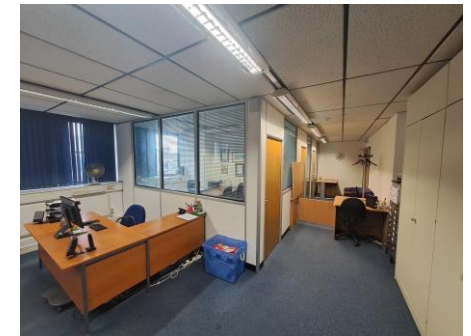
The property has not been elected for VAT and therefore VAT will not be charged on the rent.

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.



CONTACT THE AGENT

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