



**To Let**

**£23,000 pax**

Third Floor Cobourg House, Mayflower Street, Plymouth,  
PL1 1QX

2,006 Sq Ft  
(186.4 Sq M)

# Summary

- City centre office suites
- Good decorative order
- Car park to rear
- On site concierge
- 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 third floor. The space comprises of a larger office space with meeting rooms. 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	186.4	2,006

## 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](http://www.voa.gov.uk)) we understand that the current Rateable Value is £20,250, therefore making the approximate Rates Payable £10,105 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.

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

## 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.

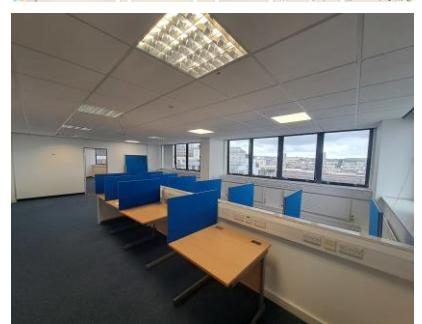
## Code for leasing business

### 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.



## CONTACT THE AGENT

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