



**To Let**

**£25,500 pax**

Left Hand Suite Fourth Floor Cobourg House,  
Mayflower Street, Plymouth, PL1 1QX

2,230 Sq Ft  
(207.2 Sq M)

# Summary

- City centre office suite
- On site concierge
- Good decorative order
- Suites can be taken separately or together
- On site concierge
- Communal WC facilities located on each floor
- New Lease

## 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 fourth 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
<b>Total</b>	207.2	2,230

## Service charge:

A service charge is levied for the upkeep and maintenance of the communal and external areas. Please enquire for further information.

## 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:

Interested parties are advised to confirm the rating liability with Plymouth City Council. From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £18,000, therefore making the approximate Rates Payable £7,776 per annum for 2026/27.

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:

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 £960 + VAT towards the Landlord's legal costs.

## VAT:

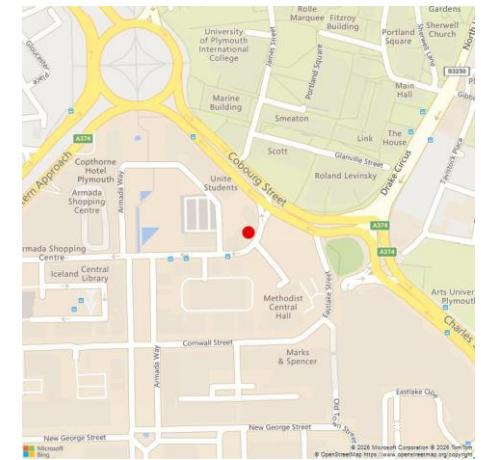
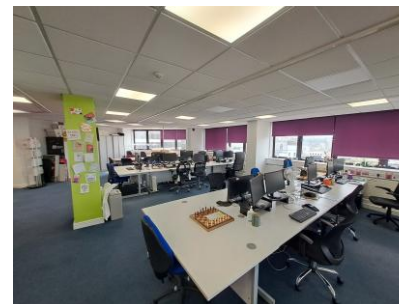
We understand that the property has not been elected for VAT and therefore will not be chargeable.

## 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

### Anna Jackson

Tel: 07841 150718

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

### Carys Makelis

Tel: 07841 150716

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

### Plymouth Office

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