



**To Let**

**£40,000 pax**

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

4,457 Sq Ft  
(414.1 Sq M)

# Summary

- City centre office suites
- Good decorative order
- Currently open plan
- On site concierge
- Car park to rear
- Close to bus routes and train

## 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 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) on a net internal basis.

	sq m	sq ft
<b>Total</b>	414.1	4,457

## 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 a visit to the valuation office website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current rateable value is £41,250 therefore making the approximate rates payable £20,584 per annum for 2023/24.

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 £800 + VAT towards the Landlord's legal costs.

## VAT:

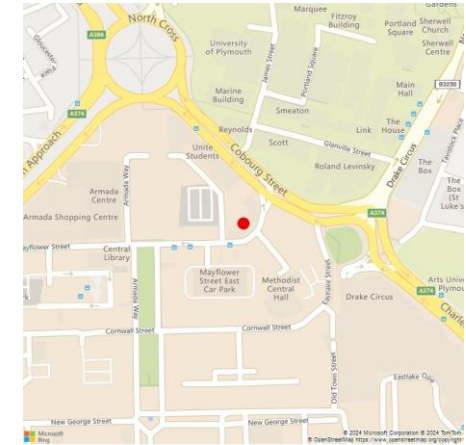
We understand that the property has not been elected for VAT and therefore will not be chargeable.

## 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

**Joanne High**

Tel: **07525 984443**

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