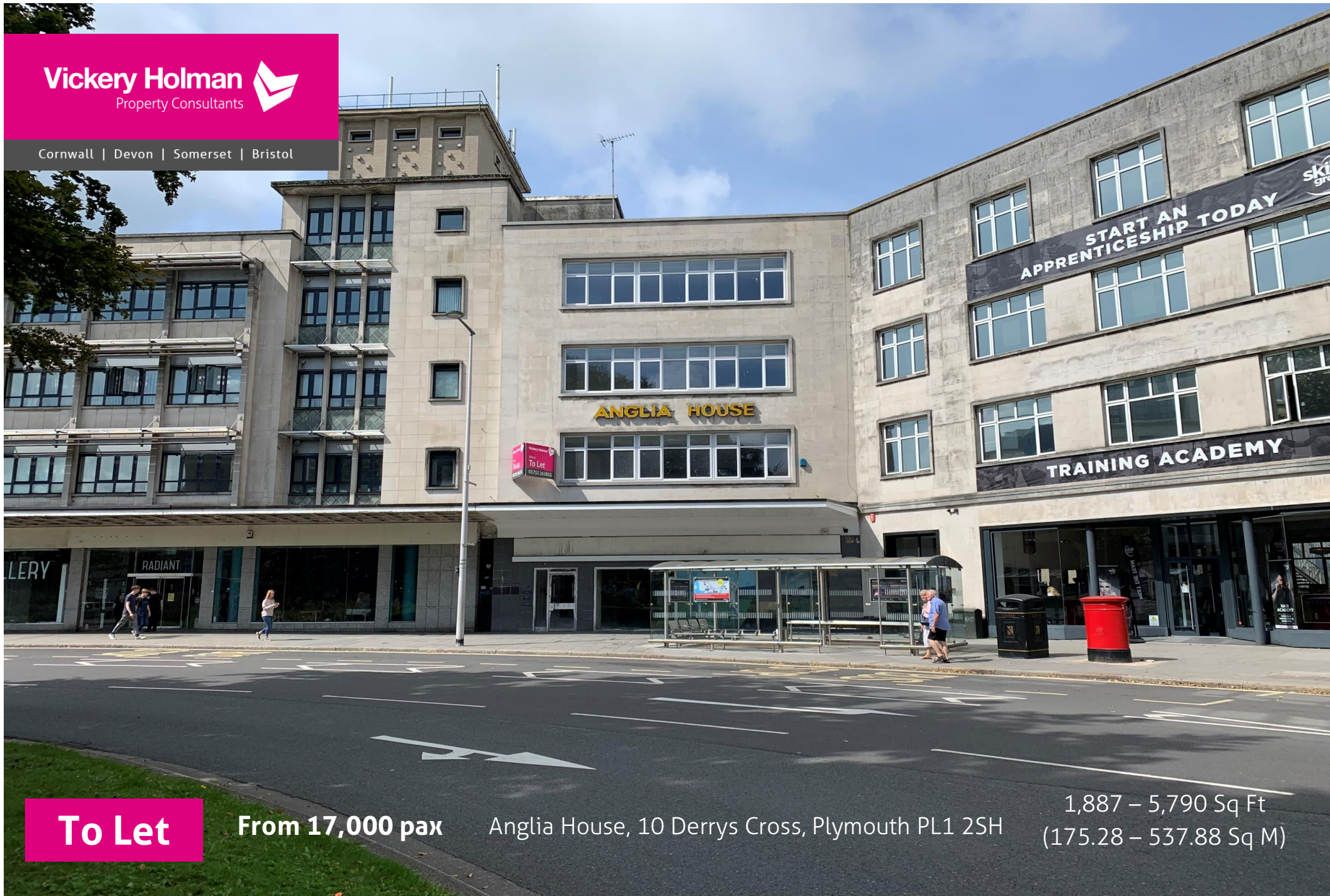


**Vickery Holman**  
Property Consultants



Cornwall | Devon | Somerset | Bristol



**To Let**

**From 17,000 pax**

Anglia House, 10 Derrys Cross, Plymouth PL1 2SH

1,887 – 5,790 Sq Ft  
(175.28 – 537.88 Sq M)

## Summary

- Newly refurbished offices
- City centre location
- Available on a floor by floor basis or as a whole
- Kitchenette and WCs on each floor
- 175.28 – 537.88 sqm to (1,887 – 5,790 sq ft)
- From £17,000 per annum exclusive

### Location:

Anglia House is a four storey mid terrace building located at the heart of Plymouth City Centre. It occupies a prominent plot facing Derry's Cross roundabout. Opposite is the Theatre Royal Plymouth and the new Derry's Cross development which includes Premier Inn, student accommodation and retail/leisure units.

### Description:

The property comprises three floors of offices which can be taken on a floor by floor basis or as a whole. The property has recently been refurbished to a high standard with kitchen and WC facilities on each floor and is ready for occupation.

### Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	sq m	sq ft	Rent pax
First floor offices	181.06	1,949	£17,500
Second floor offices	181.54	1,954	£17,500
Third floor offices	175.28	1,887	£17,000
<b>Total</b>	<b>537.88</b>	<b>5,790</b>	<b>£52,000</b>

### Services:

We understand 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 / MEES:

C (61)

### Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Values effective from 1st April 2023 and approximate rates payable for 2023/24 are as follows:-

First Floor - RV £12,750 / Payable £6,362

Second Floor - RV £12,750 / Payable £6,362

Third Floor - RV £12,750 / Payable £6,362

Tenants 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 Plymouth City Council.

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

### Service charge:

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

### Terms:

The property is available, on a floor-by-floor basis or as a whole, by way of a new full repairing and insuring lease. Terms to be agreed.

### Legal fees:

Each party to be responsible for their own legal costs in relation to the transaction.

### VAT:

The property has not been elected for VAT and therefore will not be chargeable.

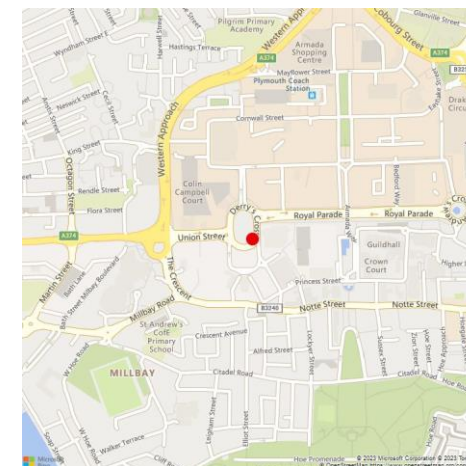
### Code for leasing business

#### 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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