



To Let

£13,500 pax

Third Floor Prideaux Court, Palace Street, Plymouth, PL1 2AY

**1,649 Sq Ft
(153.2 Sq M)**

Summary

- Quality office space
- Newly refurbished
- Mainly open plan
- Inclusive of 2 car parking spaces per suite

Location:

Prideaux Court is prominently located on the junction between Palace Street and Buckwell Street, close to the City Centre of Plymouth. It is well positioned between the main retail sector and the historic Barbican area being close to the Magistrates Court.

Description:

Prideaux Court comprises an imposing 5-storey office building that still retains its original character and features from its rich history, whilst still providing good quality office space.

The suite is open plan. The suite also benefits from a separate kitchenette area, gas central heating, lift access, lobby area with secure access and separate WCs for each floor. The first floor of Prideaux Court will also be available from Spring 2024.

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	153.2	1,649

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 on request.

Services:

It is understood 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:

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Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £16,500 for the third floor. Therefore making the approximate rates payable £8,234 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 new effective full repairing and insuring leases on terms to be agreed.

Tenant incentives are available, subject to financial status.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

VAT:

We are advised that this property is elected for VAT and therefore VAT will be charged on the rent and service charge.

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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