

**Vickery Holman**  
Property Consultants



Cornwall | Devon | Somerset | Bristol



**To Let**

**£36,000 pax**

Third Floor, 26 Lockyer Street, Plymouth, Devon, PL1 2QW

3,280 Sq Ft  
(304.7 Sq M)

# Summary

- Sought after location
- Quality offices
- Secure car parking spaces
- New lease
- Flexible terms

## Location:

The suite is located on the third floor of 26 Lockyer Street, a prominent 4-storey office building which is situated in the main central Plymouth office location, on Lockyer Street with Notte Street running directly alongside. There is on street parking to the front of the property as well as the Theatre Royal car park being opposite. Ideally located for access to the city centre, train station and bus routes as well as Plymouth Hoe.

## Description:

The suite is located on the third floor of the building which is located within Plymouth City Centre. There is a lift which serves all floors and the building is secure with an entry phone system, there are communal toilet and shower facilities. The office suite is currently majority open plan with several meeting rooms and a kitchen/break room. It benefits from central heating, carpeting

and suspended ceilings. To the rear of the property there is a secure car park, spaces are available at an additional cost, subject to availability.

## 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	304.7	3,280

## Service charge:

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

## Services:

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:

D (85)

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value from 1<sup>st</sup> April 2023 is £27,000

making the approximate Rates Payable £13,473 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:

Available by way of a new effective full repairing and insuring lease. Terms to be agreed.

## Legal fees:

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

## VAT:

The property has not been elected for VAT and therefore VAT will not be charged on the rent.

## 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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**Joanne High**

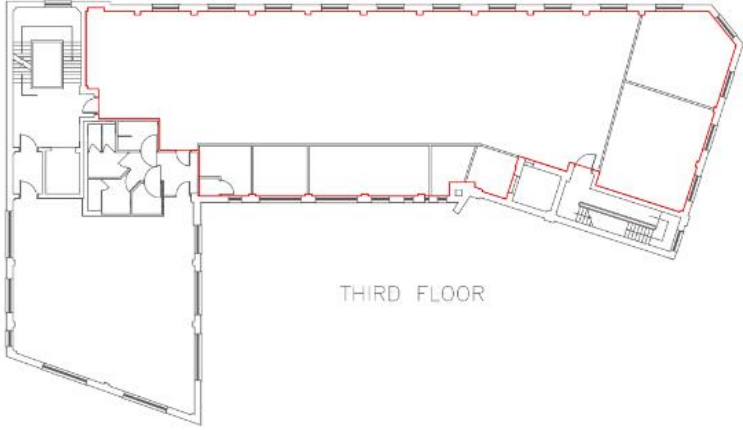
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**Plymouth Office**

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Plymouth, Devon, PL6 8LT

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 on site. Only figured dimensions are to be  
 worked from. Discrepancies must be  
 reported immediately before proceeding



THIRD FLOOR

Client				
TORVEAN				
Project				
GA HOUSE, LOCKYER STREET				
Drawing				
FLOOR PLANS - THIRD FLOOR				
Date	Scale	Drawn	Checked	
Mar 23	1:200 @ A3	D.H	-	
<b>Vickery Holman</b> Property Consultants				
CHARTERED BUILDING SURVEYORS				
FLYMOUTH <small>20 Leamore Street, PL4 2JH, Exeter Tel: 01752 281340 Fax: 01752 281340</small>		EXETER <small>100 Fore Street, Exeter EX1 1AA Tel: 01392 262211 Fax: 01392 262211</small>		TRURO <small>100 Fore Street, Truro TR1 1AA Tel: 01872 322774 Fax: 01872 322774</small>
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