



**To Let**

Rent on application

140 Armada Way, 33/27 Cornwall Street,  
Plymouth PL1 1LB

From 4,995 Sq Ft  
(464 Sq M)



## Summary

- First and second floor space
- Ground floor entrance
- City centre
- Public realm improvement works underway across the city centre
- Flexible space options
- Large open areas
- Incentive packages available (depending on lease terms)

### Location:

Plymouth has a primary catchment population of 471,000 people which ranks the city 20th in the UK. There are an estimated 5.1 million domestic and foreign visitors to the Ocean City substantially boosting spend. Plymouth has a student population of approximately 30,000 which is spread over the 3 Universities in the city. The Royal Navy is benefiting from increased investment which will directly benefit the city. Development of The Barcode has established leisure in the city centre. Plymouth is dominant within its catchment area and is ranked 1st in the PMA Competition Index.

### Description:

Situated in the heart of Plymouth City Centre and in close proximity to the University, the premises benefits from frontage onto Armada Way and high visibility from Cornwall Street. The space is well suited for a variety of leisure uses and food and beverage outlets

or office use. Flexibility exists to have multiple occupiers.

The premises, a former department store, extends over 3 storeys. Access will be from Armada Way in between Barclays Bank and German Donner Kebab. This will provide access to Level's B & C and further access can be obtained to Level's D & E, depending on the size requirements necessary.

### Accommodation:

The premises comprise the following net internal floor areas:

	sq m	sq ft
Ground Floor Area	60	646
First Floor Area B	464	4,995
First Floor Area C	1,588	17,093
Second Floor Area D	543	5,845
Second Floor Area E	949	10,215
<b>Total</b>	<b>3,604</b>	<b>38,794</b>

\* Available as a whole or part thereof consisting of areas B & D or areas C & E

### Services:

Interested parties should make their own enquiries.

### EPC / MEES:

Available upon request.

### Business rates:

Interested parties are advised to make their own enquiries of the local authority.

### Terms:

Available by way of a new EFRI lease. The landlords require a minimum of a 10-year term.

The unit will be handed over either in its current condition (shell) subject to a suitable landlords assistance package or subject to agreed landlord's works being carried out.

### Legal fees:

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

### VAT:

All figures quoted are exclusive of VAT if applicable.

### 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 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)

**Neil Grice**

Tel: **01462 833374**

Email: [ngrice@gcllimited.com](mailto:ngrice@gcllimited.com)

**Plymouth Office**

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

