

# TO LET

## START-UP OFFICES /UNITS

Stonehouse Business Centre, Waterloo Close, Stonehouse,  
Plymouth, Devon, PL1 3ST

Flexible accommodation - TO LET



12.20 - 19.90 Sq M (131- 214 sqft)

BK CODE  
**3234**

# START-UP OFFICES/UNITS

## Flexible accommodation - TO LET

### LOCATION

The premises are located in a central location in Waterloo Close, adjacent to the Millfields site in Stonehouse. It is approximately 1 mile west of Plymouth City Centre.

### DESCRIPTION

The premises are alarmed and of brick and block construction and a cladding finish, with a flat roof over. The offices are reached via a shared pedestrian entrance. The accommodation has self contained gas fired central heating via radiators, double glazed windows. All offices are furnished, and have recently been decorated to a good standard. Externally there is parking spaces for visitors and an allocated parking space per unit.

There are 3 furnished offices available. These can be let individually or as a whole. In addition there is a communal conference room that can be used by all tenants and kitchenette and toilet (inc disabled) facilities available.

### TERMS

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms. All prices quoted are all inclusive of rent, service charge and utilities. The units currently have business rate exemption (subject to annual review)

### LEGAL COSTS

Each party to bear their own legal costs if required.

### TO LET

£360.00 - £500.00 PCM –to include electric, gas and water bills

### VIEWING

By appointment with the SOLE AGENTS

Bruton Knowles 01752 936101

### SCHEDULE OF ACCOMMODATION

	m <sup>2</sup> /ft <sup>2</sup>	PRICE
Office 1	12.2/ 131	£360pcm
Office 6	15.1/ 162	£485pcm
Office 8	19.9/ 214	£500pcm



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