



TO LET

4,114 ft² (382 m²)

PRIME
COMMERCIAL
UNIT IN
CENTRAL
PLYMOUTH



BECKLEY POINT

Cobourg Street
Plymouth PL1 1SP



LOCATION

Beckley Point is located in the centre of Plymouth opposite North Cross Roundabout and Plymouth University in a recognised office and student location.

The Drake Circus shopping centre and Armada Way are nearby. It is a short walk from the main railway station with rail services to London Paddington. There are various public car parks located nearby including the Mayflower Carpark to the rear.

DESCRIPTION

Beckley Point is a new Student residence comprising over 500 bed spaces in a 22 storey tower. The ground floor to Cobourg Street is available to let with independent access.

PLANNING

The unit has planning consent for A2, A3, B1, D1 & D2 uses being offices, restaurant, Medical and Leisure. A1 retail uses should be permissible subject to planning.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	4,144	382
Possible Mezzanine	Area by agreement with tenant	



DOUBLE CEILING HEIGHT



NATURAL LIGHT



LARGE SHOP FRONT



OPEN PLAN

TENURE & TERMS

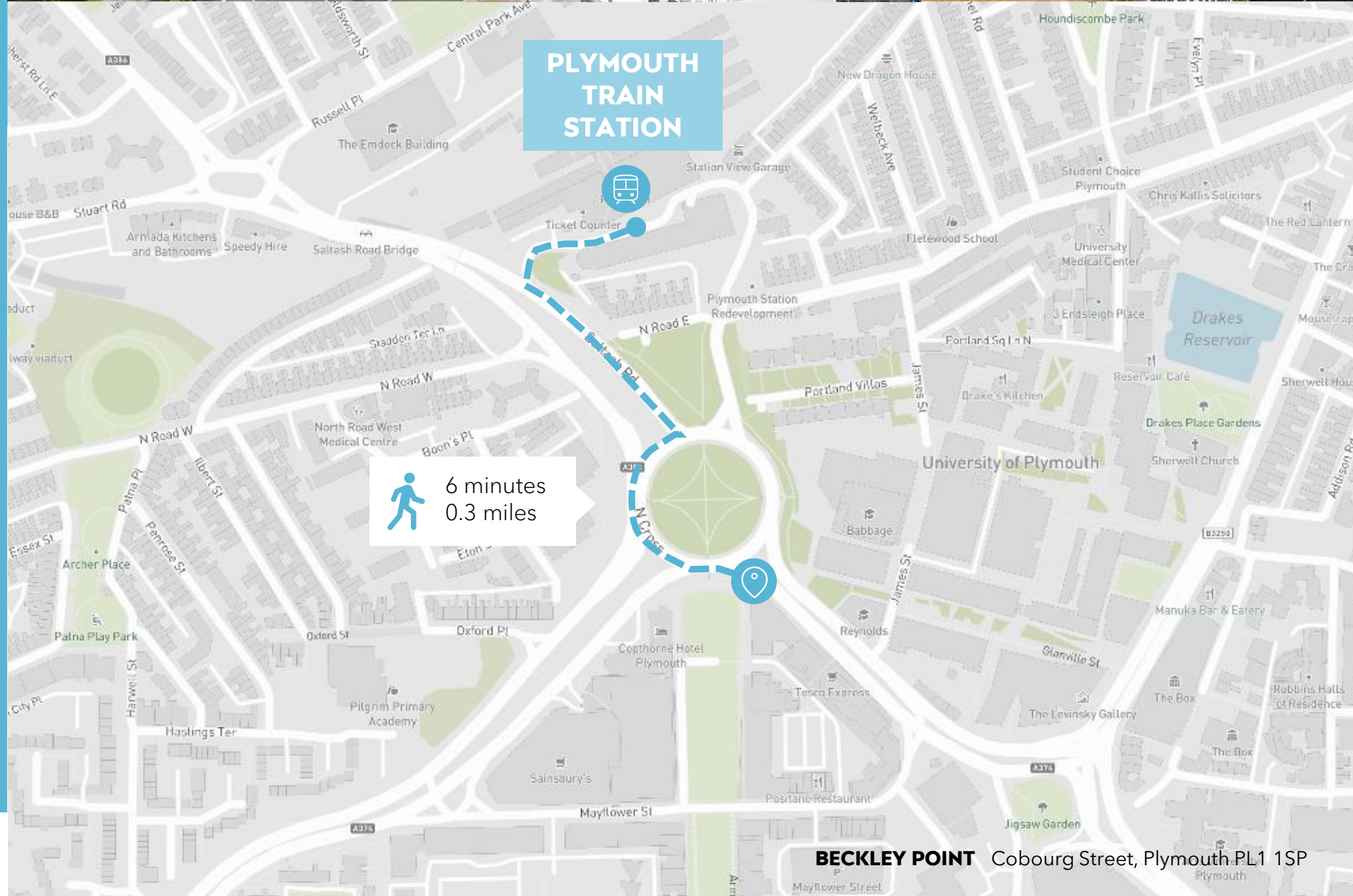
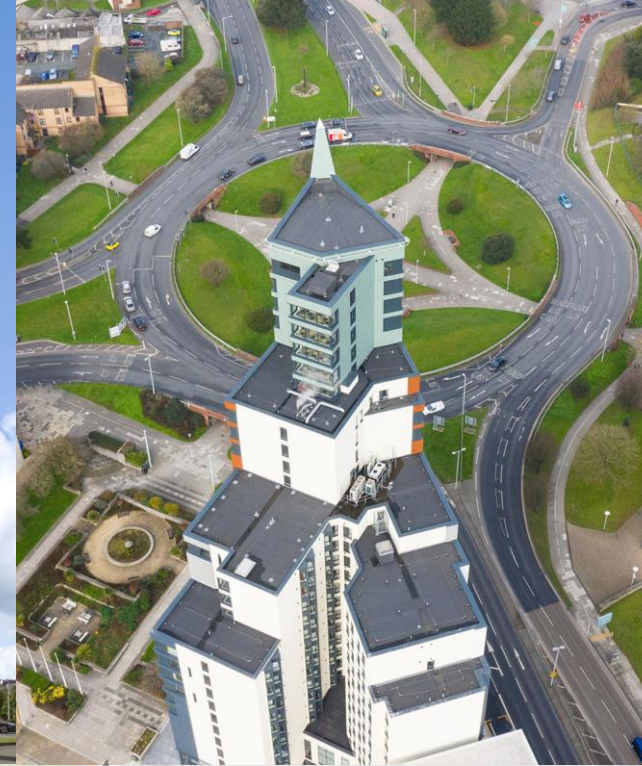
The unit is available by way of a new FRI lease on terms to be agreed.

VAT

The property is registered for VAT.

SERVICE CHARGE

A service charge is levied by the Landlord for maintenance of the communal areas / facilities. Further details are available upon request.



PLYMOUTH

**BECKLEY
POINT**

TRAVELODGE



**ARMADA
SHOPPING
CENTRE**



**DRAKE'S
CIRCUS**



**PLYMOUTH
BUS
STATION**



SAINSBURY'S



**COPTHORNE
HOTEL**



**CHARLES
SEALE-
HAYNE
LIBRARY**



**UNIVERSITY
OF PLYMOUTH**

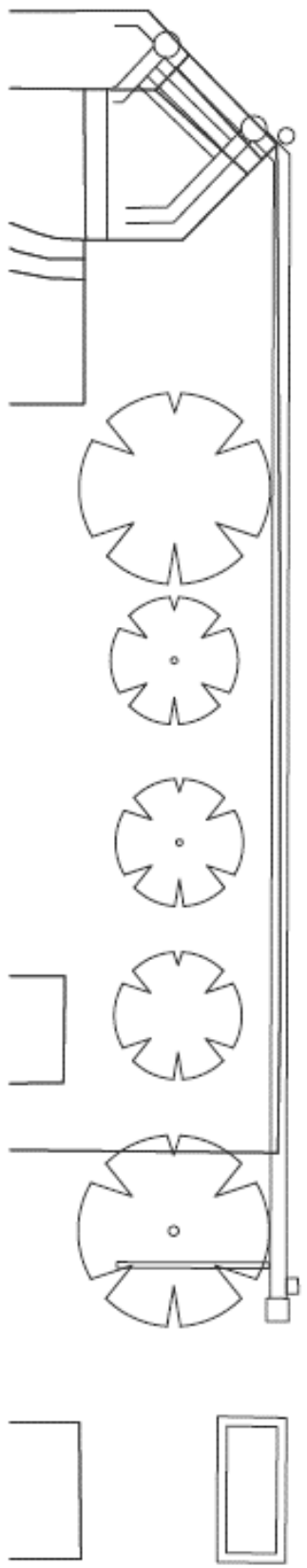


**PLYMOUTH
TRAIN
STATION**

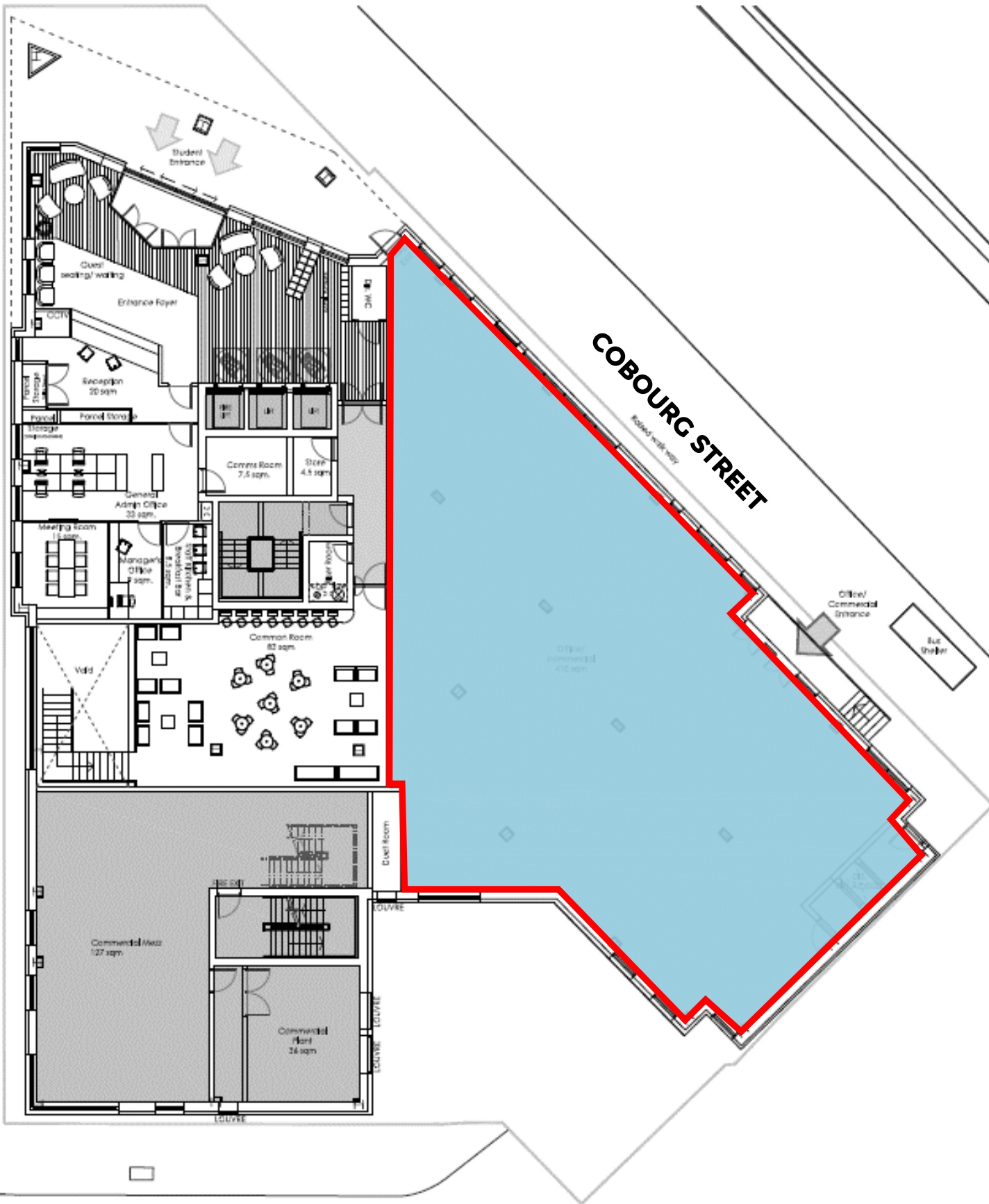


**UNIVERSITY
MEDICAL
CENTRE**





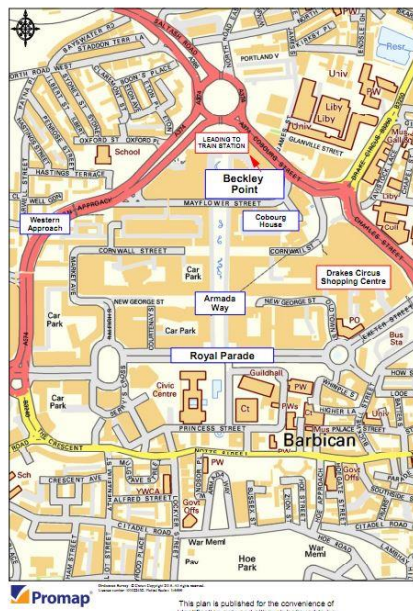
ARMADA WAY



COBOURG STREET



PLANS



CONTACT:

Viewings by appointment only with the sole marketing agents.



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LEGAL COSTS

Each party to bear their own costs.

ANTI – MONEY LAUNDERING

Anti-money laundering ('AML') legislation require estate and letting agents to verify the identities of parties involved in property transactions and to determine the legality of funds supporting a property transaction.

A party interested in this property transaction must provide certain AML information and documents to the landlord's agents. This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the property transaction.