



Sanderson  
Weatherall

# TO LET

PRESTIGIOUS WATERFRONT  
OFFICES

North Quay House  
Sutton Harbour  
Plymouth  
PL4 0RA



Plymouth - 01752 936101  
[sw.co.uk](http://sw.co.uk)



## DESCRIPTION

The premises compromise open plan office suites each with separate kitchen and WC facilities. There is air conditioning and network cabling in a number of suites. Each floor benefits from a glass frontage and there are balconies on 1st, 2nd and 3rd floors offering views of Sutton Harbour. There are 10 allocated car parking spaces available per floor at the rear of the property.

## ACCOMMODATION

All areas and dimensions stated are in accordance with the RICS Code of Measuring Practice.

	Sq ft	Sq m
First Floor	4,000	371.61
Second Floor	4,028	374.21
Third Floor	4,028	374.21
Fourth Floor	4,028	374.21
Net Internal AreaTotal (GIA Approx)	16,084	1,494.24



## TERMS

Available by way of new effective full repairing and insuring leases at an initial rent of £15 per sq.ft per annum, plus car parking

## SERVICES

All mains services are connected to the building

## ENERGY PERFORMANCE CERTIFICATE

EPCs - To follow

## BUSINESS RATES

The suites have the following rateable values (2023 rating list)

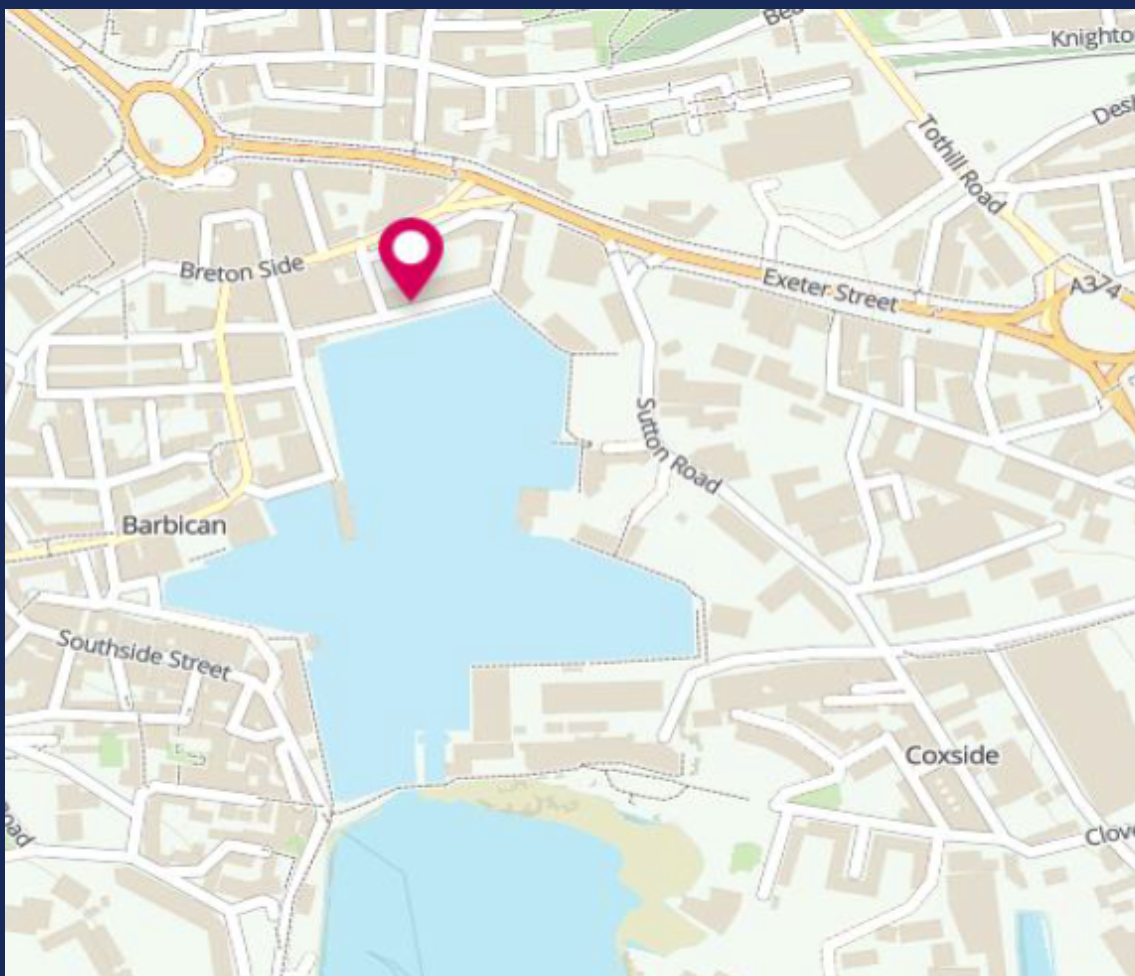
- First/second floor - £127,000
- Third Floor - £54,000
- Fourth Floor - £64,000

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

## VAT

All figures quoted are exclusive of VAT where applicable



## LOCATION

North Quay House is located on the forefront of Plymouth's historic Sutton Harbour. Situated less than a mile from Plymouth's Central Business District, the property benefits from a range of retail, business and leisure amenities in addition to excellent transport links. Nearby occupiers include national brands such as Foot Anstey, Bishop Fleming and Regus.

## VIEWING & FURTHER INFORMATION

To arrange a viewing or for further information please contact Ashleigh Phillips, Ian LeGrice or Heather Branson

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