



stratton
creber
commercial

property consultants

To Let

1st Floor Office Suite,
Studio 5-11, Millbay Road,
Plymouth, PL1 3LF

First floor office suites

Prominent city centre location

The suites can be split from 1000 sq ft
upwards

Car parking available rear of building by
separate negotiation

Rent: £12 psf.

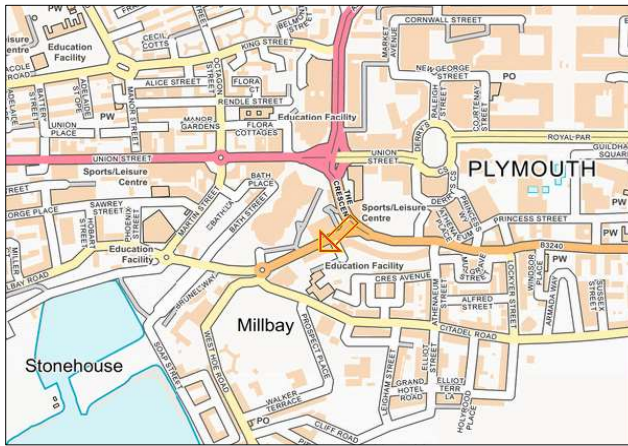
Viewing by prior appointment with
Chris Ryland or Gavin Sagar

(01752) 670700

gavins@sccplymouth.co.uk

chrisryland@sccplymouth.co.uk

strattoncrebercommercial.co.uk



Location & Description

Plympton is a popular Devon town located about 2 miles east of Plymouth, benefiting from good road communications, being situated on the A38 trunk road which links directly onto the A30 and M5 motorway. The city offers a range of retail, business and leisure amenities, together with the principal source of employment, namely Devonport Dockyard. The city forms part of the national rail network being located on the Penzance to Paddington main line and has ferry links to European destinations.

A first floor office suite located within Studio 5-11, a popular busy office building on an arterial route close to Plymouth City Centre. The premises comprise an open plan office together with meeting rooms, kitchen and WC facilities. The accommodation is of high quality with stairs and lift access. The specification includes carpeted floor and glazing to front and rear. The accommodation has been recently decorated.

Car parking is available to the rear of the building by separate negotiation.

Accommodation

(all areas and dimensions are approximate and are measured on a net internal basis unless otherwise stated)

First Floor – 392.5 sq m 4,225 sq ft

Our clients will consider splitting the first floor suite into a number of smaller suites. Please contact the agents for further details.

Tenure

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms. The quoting rental is to be £12 psf. Parking is charged separately.

Rateable Value

We understand that the property is shown in the 2023 Rating List has having the following rateable value:
First Floor - £43,750.

We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk.

Service Charge

Service charge is payable towards the repair and maintenance of the building. Please contact the marketing agents for further detail.

Energy Performance Certificate (EPC)

The EPC rating for the property is TBC

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

Legal Costs

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

The landlord supports the code for leasing business premises in England and Wales 2007.

Ref: 14060 (January 2024)



Plymouth Office

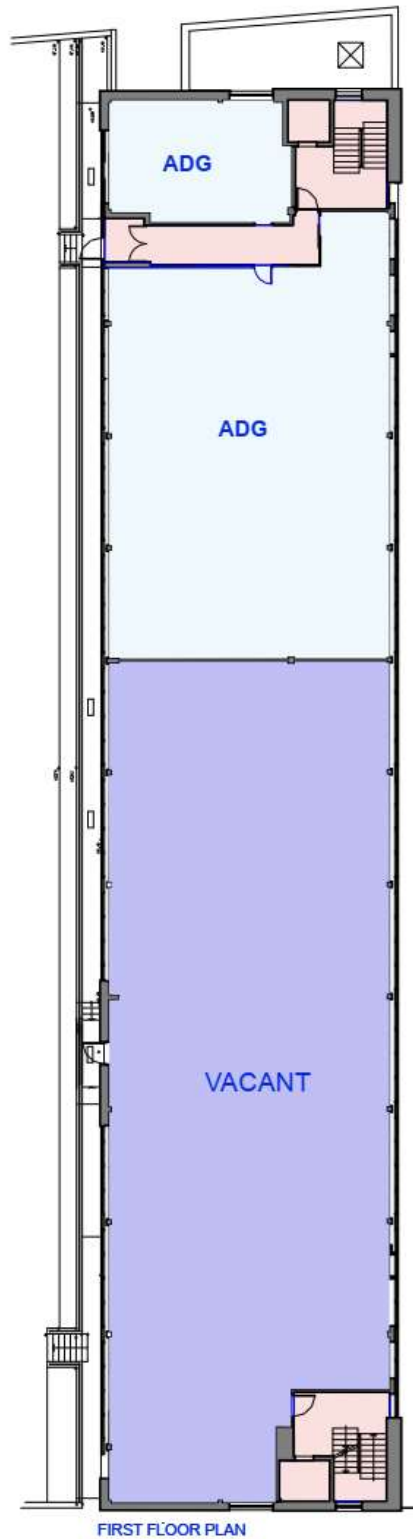
Farrer Court, 75 North Hill, Plymouth PL4 8HB

Tel: 01752 670700

Fax: 01752 221655

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

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- ii. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;
- iii. No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.



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