



# To Let

Third floor, Prideaux  
Court, Palace Street,  
Plymouth, PL1 2AY

Centrally located near Drake Circus

Imposing period building

Open plan office suite

Flexible lease terms

Two tandem parking spaces

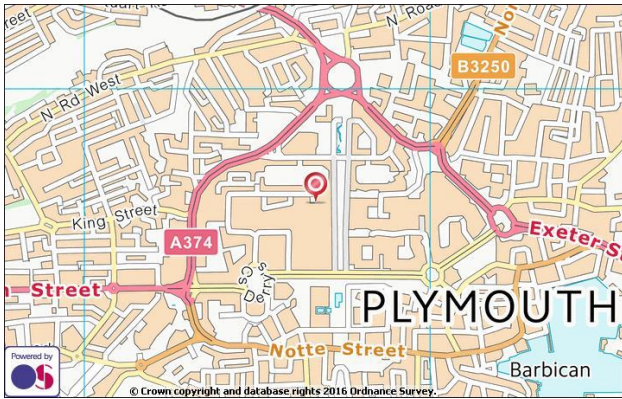
Asking Rent: £13,500 per annum

Viewing by prior appointment with  
Gavin Sagar or Chris Ryland

**(01752) 670700**

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## Location & Description

Plymouth is the largest city in Devon and Cornwall, and one of the largest regional centres in the South West with a residential population of approximately 250,000 inhabitants, which is projected to rise within the next 10 years to approximately 300,000. Plymouth is situated on the border with Cornwall in the picturesque county of Devon and is easily accessible, with the main A38 running through the heart of the city west into Cornwall over the Tamar Bridge and east to the M5 Motorway at Exeter, Bristol and beyond.

Prideaux Court comprises an imposing five storey period office building retaining its original character and features whilst providing good quality, modern office space. The suite is located on the third floor level within the building with lift and stair access and arranged in an open plan format. There is a separate kitchen area benefiting each suite along with gas central heating and separate WCs for each floor.

## Accommodation

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

Third floor including kitchenette and store:	153.3 sq m	1649 sq ft
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## 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 £13,500 PAX.

## Rateable Value

We understand that the property is shown in the 2017 Rating List has having a rateable value of £14,250. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate (EPC)

The EPC rating for the property is D (86).

## 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.

Ref: 14208 (Dec 2022)



### Plymouth Office

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