



For Sale / To Let

Units 1,2 & 3 Russell Court, St Andrew Street, Plymouth, PL1 2AH

Centrally located high quality self-contained office buildings.

Size – From 133.36 sqm (1439 sq ft) to 399.14 sq m (4296 sq ft).

6 Parking spaces in a secure car park plus 2 tandem spaces

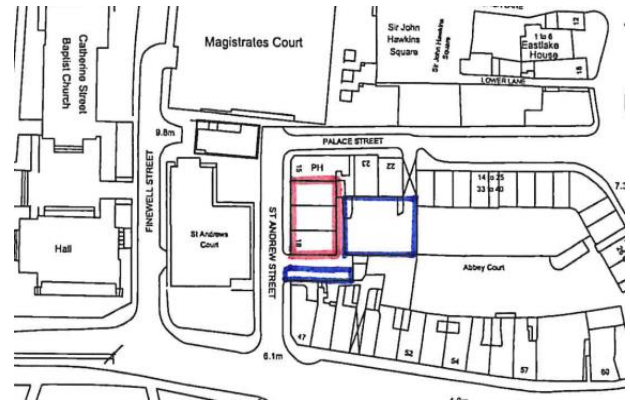
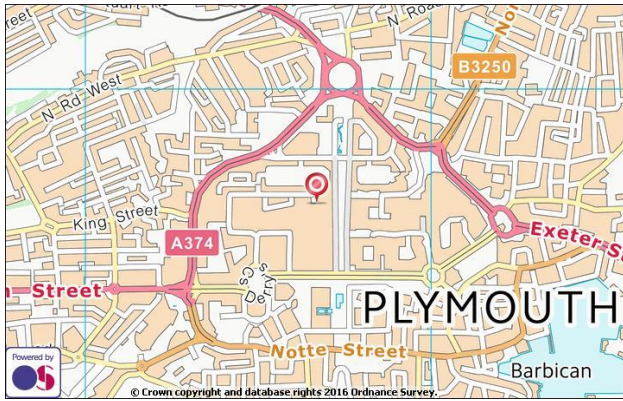
Price – From £240,000
Rent - £54,000 pax

Viewing by prior appointment with
Gavin Sagar or Chris Ryland

(01752) 670700

gavins@sccplymouth.co.uk

chrisryland@sccplymouth.co.uk



Location & Description

The city of Plymouth is the principal conurbation within Devon having a population in excess of 250,000 it provides a comprehensive range of business, leisure and amenity facilities, together with employment opportunities. Plymouth is located on the A38 Expressway, south of Dartmoor and one of the principal routes into Cornwall. The A38 connects with the national motorway network at Exeter approximately 40 miles to the northeast of Plymouth.

The premises are centrally located close to the city's Magistrates Court. The property comprises of three self-contained office buildings which have been knocked through at first floor level. The premises can easily be occupied by one single occupier or three separate occupiers.

Internally, the premises are decorated to a high level, with the benefit of CAT5 cabling, LED lighting, modern carpets, and modern partitioning. Each individual building benefits from WC at both ground and first floor levels along with Kitchen facilities.

6 Car parking spaces are provided to the rear of the property in the secure car park. An additional 3 tandem parking spaces are also provided to the side of the property. is also provided CAT2 cabling throughout, and a high level of connectivity car parking situated in the rear secure courtyard.

Accommodation

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

Unit 1

Ground floor office	67.58 sq m	727 sq ft
First floor office	66.19 sq m	712 sq ft

Unit 2

Ground floor office	66.95 sq m	721 sq ft
First floor office	65.87 sq m	709 sq ft

Unit 3

Ground floor office	67.22 sq m	724 sq ft
First floor office	65.33 sq m	703 sq ft

Total:	399.14 sq m	4296 sq ft
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Rateable Value

We understand that all three buildings are in the 2023 Rating List has having a single rateable value of £39,250. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk.

Energy Performance Certificate (EPC)

The EPC rating for the property is C (73)

TENURE

Our clients are prepared to either sell or rent the premises on the following basis:

Sale – our clients are prepared to sell their entire freehold interest in the building for £700,000. Or each building individually for £240,000 including 2 parking spaces.

Lease – Our clients are prepared to grant a new lease, length negotiable on full repairing and insuring terms at an annual rent of £54,000 pax

VAT

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



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:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- 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;
- 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.

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.

Other

In line with The Money Laundering Regulations 2017, Stratton Creber Commercial are obligated to verify ID for all clients that are conducting property transactions through the Company.

Ref: 14094



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