

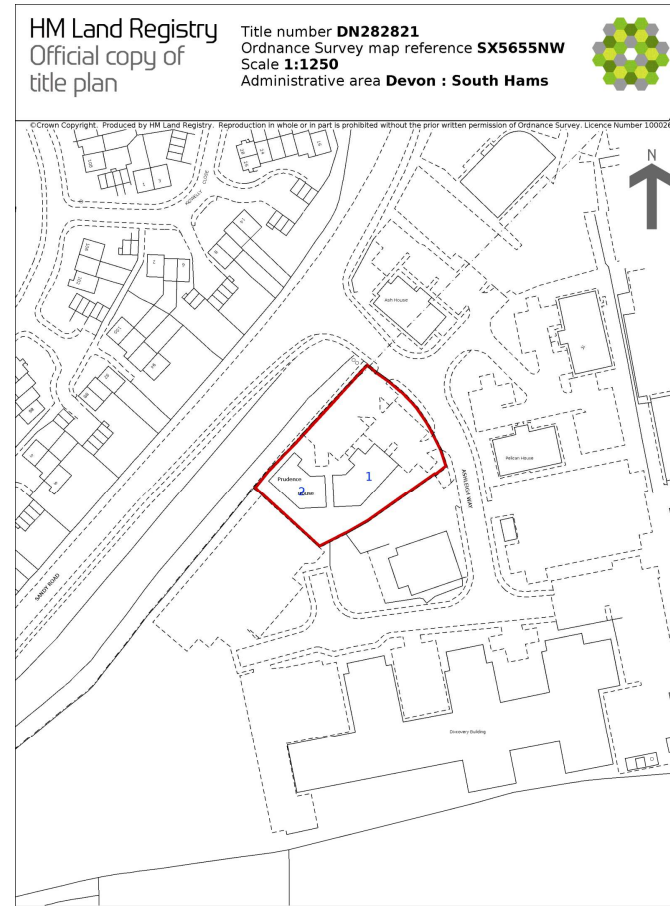
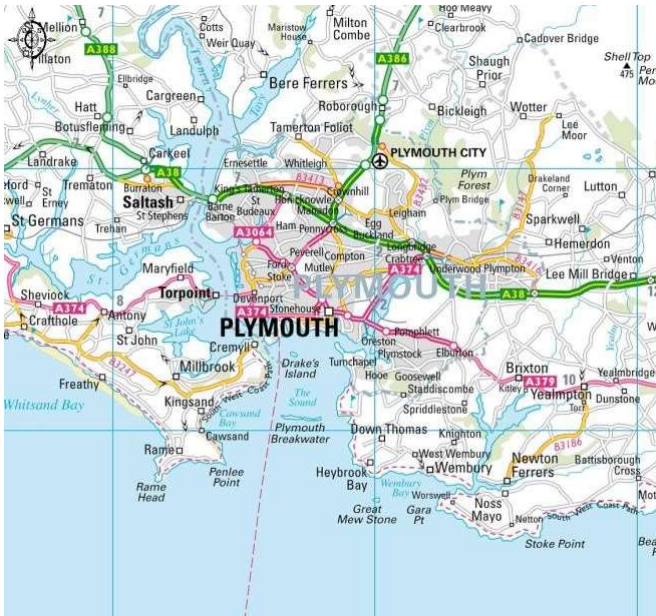
## Ashleigh Court & Prudence House, Langage Office Campus, Plympton, PL7 5JX



- Four individual office suites
- Located in two modern purpose built office buildings.
- Conveniently located close to the A38
- Long standing tenants
- Combined income of £95,500
- Asking price: £995,000

## INVESTMENT SUMMARY

- Four individual office suites located in two purpose built modern office buildings on Langage Business Park.
- Conveniently located close to the A38
- Long standing tenants
- Combined income of £95,500
- Asking price: £995,000



**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.

## LOCATION

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 located circa 2 miles north of the city centre, running west into Cornwall over the Tamar Bridge and connecting with the M5 motorway at Exeter some 50 miles to the north-east. Plymouth also benefits from a railway station on the main Penzance to Paddington line and a cross channel ferry terminal.

## DESCRIPTION

Four individual office suites located within two purpose built modern office buildings at Langle Business Park. Prominent location close to the A38. Combined annual income £95,500. Freehold guide price: £995,000.

## ENERGY PERFORMANCE CERTIFICATES

Unit	EPC Rating
First Floor Ashleigh Court	B (41)
Ground Floor Ashleigh Court	B (43)
Ground Floor Prudence House	C (66)
First Floor Prudence House	C (71)

## ACCOMMODATION

All areas and dimensions are approximate and are measured on a net internal basis unless otherwise stated.

Unit	Description	Sq ft	Sq.m
Ground Floor	Ashleigh Court – Brewin Dolphin	2566	237.45
First Floor	Ashleigh Court – Airey & Coles	2449	227.51
Ground Floor	Prudence House: Tom French	1848	171.68
First Floor	Prudence House – Vision	1846	171.49



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## RATEABLE VALUE

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).

## FREEHOLD PRICE

Our clients are looking to sell their freehold interest with the existing leases in place and are seeking £995,000.

## TENURE

Freehold.

## TENANCIES

Unit	Lease Date	Break	Review Date	Lease Expires	Lease Length	Rent Payable Per Year
Airey & Coles (Ashleigh Court)	05.09.2019	24.09.2024	24.09.2024	23.09.2029	10 years	£25,000.00
Brewin Dolphin Ltd (Ashleigh Court)	04.12.2017	04.12.2022	04.12.2022	03.12.2027	10 years	28,225.00
Tom French & Assoc Ltd (Prudence House)	01.05.2018	01.05.2023	01.05.2023	30.04.2028	10 years	£20,330.00
Vision (Prudence House)	18.05.2018	18.05.2023	18.05.2028	17.05.2028	10 years	£21,500.00

## 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.

## OTHER

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

## VIEWING

For further information or to arrange a viewing please contact the agent:

Stratton Creber Commercial (Plymouth)

Contact: Gavin Sagar

Tel: (01752) 670700

Email: [gavins@sccplymouth.co.uk](mailto:gavins@sccplymouth.co.uk)



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