



# To Let

## Poseidon House, Neptune Park, Plymouth PL4 0SN

Prestige air-conditioned office with stunning  
river/sea views

Second Floor (inland): 200.25 sq m (2,155 sq ft)

Ample on-site parking

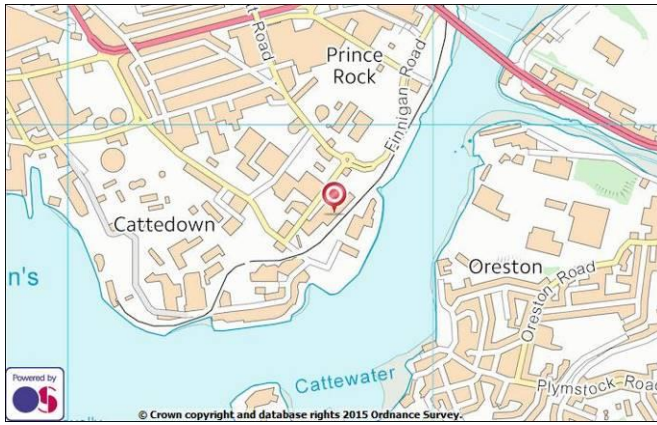
Onsite electric charging points

Asking Rent: £10 psf

Viewing by prior appointment with  
Gavin Sagar or Chris Ryland

**(01752) 670700**

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



## Location & Description

Plymouth is the largest city on the south coast of England, with a population of approximately 260,000, which is expected to grow significantly under the 2020 Vision, which has already seen inward investment in the City. Plymouth offers a continental ferry port and a main-line railway station with services to London (Paddington) in just over 3 hours.

Poseidon House is prominently located overlooking the River Plym on Neptune Park adjoining the award winning TR2 theatre workshops of Plymouth Theatre Royal. The location in Maxwell Road is around 1.5 miles from the A38 Devon Expressway at Marsh Mills and convenient for the city centre and the A379 linking Plymouth with the South Hams.

The building, constructed in 2002, offers superb office accommodation over four floors in a stunning statement building with windows overlooking the water at the eastern end and a dramatic balcony level at top floor. Accommodation has air conditioning and central heating, raised compartmental access flooring for easy IT installation, full DDA compliance and good facilities. Externally there is allocated parking along with the electric car charging points.

## Accommodation

Second Floor (inland facing) 200.25 sq m 2,155 sq ft  
Each suite comes with 7 allocated car parking spaces.

## Rateable Value

The units are currently assessed in the 2023 Rating List as having the following:-

Second Floor (inland) £12,750

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).



## Tenure

Each suite is available by way of a new lease, terms negotiable, which are to be drawn on an equivalent fully repairing and insuring basis. The initial rent is to be £10 psf.

## Energy Performance Certificate (EPC)

Part Second Floor C(71)

## 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.

## 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.

## Joint Agents

William Lean  
Mount Wise House, 1 Discovery Road, Plymouth, PL1 4QU

Ref: 11924



### 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:

- i. 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;
- 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.

## PART SECOND FLOOR

**Plymouth Office**

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