



To Let

Ground Floor, Lyster Court,
The Millfields, Stonehouse,
Plymouth, PL1 3JB

Office within exclusive development

24 Hour on-site security

From 3,175 sq ft (294.98 sq m)

6 Parking spaces

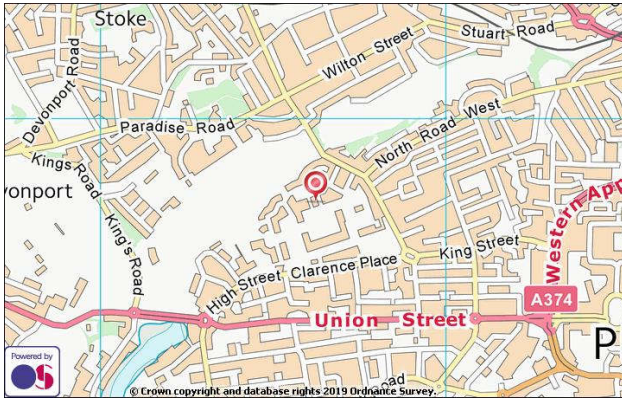
Rent: £36,000 pax

Viewing by prior appointment with
Chris Ryland or Gavin Sagar

(01752) 670700

chrisryland@sccplymouth.co.uk

gavins@sccplymouth.co.uk



Location & Description

Plymouth is the largest city in Devon and Cornwall and one of the biggest regional centres in the South West with a residential population of approximately 250,000, projected to rise within the next 10 years to approximately 300,000.

Situated on the border with Cornwall in the picturesque county of Devon, Plymouth 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.

The Millfields, formerly the Royal Naval Hospital, occupies secure landscaped walled grounds of approximately 26 acres, less than one mile west of the city centre and just a short distance from the Royal William Yard and ferry connection to Cremyll and Mount Edgcumbe Park.

The popular development is a designated conservation area and features 24-hour on-site security, road network and ground maintenance.

Lyster Court is one of a number of The Millfields' elegant period buildings that have undergone transformation into modern office spaces. The unit benefits from 6 allocated parking spaces and further parking is available by way of separate negotiation.

Accommodation

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

Unit	Size (sq m)	Size (sq ft)
Ground floor	294.98 sq m	3,175 sq ft

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 £36,000 pax.

Rateable Value

We understand that the property is shown in the 2017 Rating List has having a rateable value of £26,000. 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)

An EPC rating is not required as the property is listed.

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 2007, Stratton Creber Commercial are obligated to verify ID for all clients that are conducting property transactions through the Company.

Ref: 12288.



Plymouth Office

Farrer Court, 75 North Hill, Plymouth PL4 8HB
Tel: 01752 670700
Fax: 01752 221655

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