



To Let

The Beacon, North Prospect Road, Plymouth PL2 2ND

Modern built office suite

Size: 290 sq m (3,121 sq ft)

42 On-site parking spaces

Rent: £9.50 psf

Viewing by prior appointment with
Chris Ryland or Gavin Sagar

(01752) 670700

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Location & Description

The beacon is a flagship mixed-use building at the heart of North Prospect regeneration scheme carried out by Plymouth Community Homes. The location is to the north-west of the Plymouth City Centre.

The Beacon comprises of three floors of commercial accommodation which include office premises, public library, retail space, Lark Children Centre and Community space. There are three floors of residential accommodation above comprising 39 flats.

The available accommodation is situated within the upper ground floor comprises a single room fitted out as an office facility plus breakout kitchen facility. Externally there are 42 parking spaces onsite for communal use. In addition to this there is on street parking.

Accommodation

Total floor area	290 sq m	3,121 sq ft
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Lease Terms & Rent

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms (recovered through a service charge) at an initial rent of £9.50 psft. A proportional service charge applies.

Rateable Value

The property is assessed under the 2017 rating list as having a Rateable Value of £26,500. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained from www.voa.gov.uk.



Energy Performance Certificate (EPC)

The property has been rated **B (28)**

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.

Ref: 10612



Plymouth Office

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