



To Let

25 Stonehouse Street, Plymouth, PL1 3PE

Well-presented business unit

Close to city centre

Popular trading area in Stonehouse

Total unit size: 305 sqm / 3281 sq ft

Accommodation arranged over 2 levels

Two parking spaces

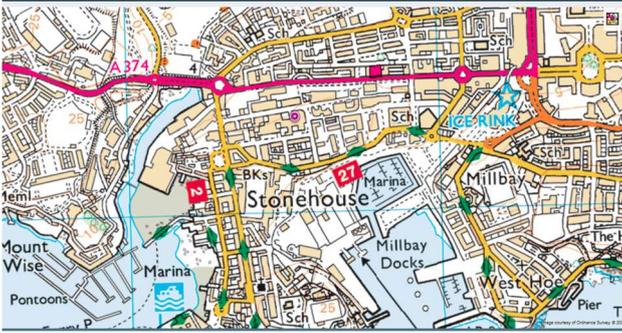
Asking price: £29,500 PAX

Viewing by prior appointment with
Gavin Sagar or Chris Ryland

(01752) 670700

gavins@sccplymouth.co.uk

chrisryland@sccplymouth.co.uk



Location & Description

Plymouth is the largest city in Devon and Cornwall and one of the largest regional centres in the Southwest 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.

A well-presented end of terrace business unit offering a blend of warehouse and office space arranged over two levels. The warehouse is accessed via a roller shutter door measuring 4.3m x 3m and benefits from a minimum eaves height of 4.9m. A reception area is accessed via a pedestrian door with both male and female WC facilities. There is a ground floor meeting room and kitchen. The first floor mezzanine has a galleried landing area with various office rooms and a kitchen. Three phase electricity, mains gas and water.

Accommodation

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

Ground floor	229.73 sqm	2472.81 sq ft
First floor	7509 sq m	808.26 sq ft
Total:	304.82 sq m	3281.08 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 £29,500 PAX.



Rateable Value

We understand that the property is shown in the 2023 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 at www.voa.gov.uk.

Energy Performance Certificate (EPC)

The EPC rating for the property is D(90)

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

Prospective tenants are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises.

Ref: 15739

Jan 2026

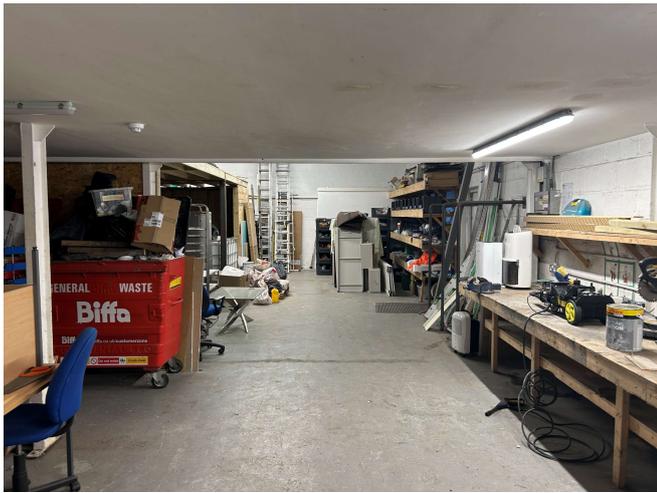
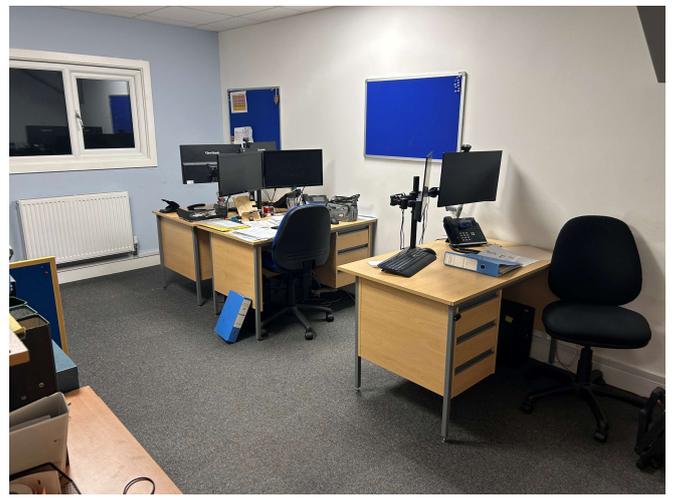
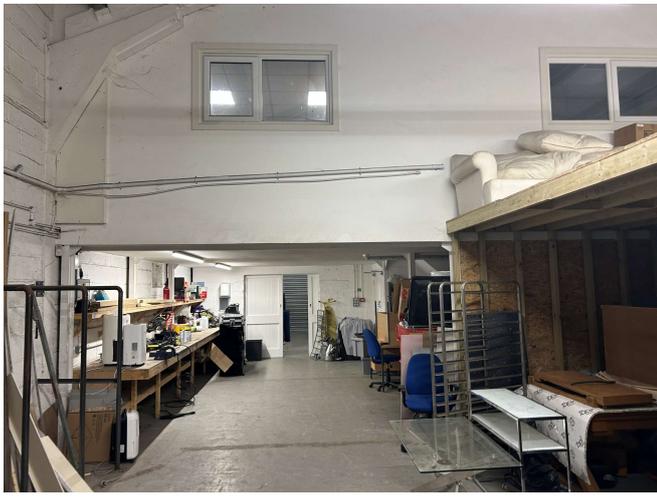


Plymouth Office

The Old Harbour Office
Guys Quay, Sutton Harbour
Plymouth, PL4 0ES
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:

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- 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.



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