



Office with Parking 2,968ft² / 276m²
First Floor, 55-57 Exeter Street, Plymouth PL4 0AH

Summary

- High Profile office unit on main arterial road to Plymouth City Centre
- Only a short Walk to Drake Circus and Drake Leisure
- 2,968ft² / 276m²
- Immediately Available on New Lease Terms (STC)
- Parking to Rear of Premises accessed from Ebrington Street

Location

Plymouth is one of the largest regional centres in the south-west with a population of approximately 250,000 and is the nearest conurbation to Tavistock, the South Hams and south-east Cornwall.

Exeter Street (the A374) is the principle access to Plymouth City centre and Drake Circus from the east and the A38/M5. The premises are situated on the north (sunny) side of Exeter Street where some parking is available. The recently-completed Barcode complex is less than 100m away, as is the 50,000m² Drake Circus shopping centre and vehicular visibility is very good indeed.

Description

Mid-terraced first floor office with access from Exeter Street and rear, primarily configured as open plan offices, partitioned for private meeting area. Welfare includes male / female toilets and a staff kitchen area. The internal specification comprises suspended ceilings, carpets and ample power sockets. The property would probably benefit from refurbishment.

Accommodation

	m ²	ft ²
Ground Floor Lobby		
First Floor	276	2,968

A car park to the rear offers allocated spaces for up to 4 cars with private access stairs to the first floor.



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Energy Performance

The building is rated C68 for Energy Performance.

Terms of Availability (subject to contract)

The property is currently occupied under an occupational lease expiring in March 2023 and is potentially available immediately on conventional FR&I leasehold terms subject to surrender, at an annual rent of £22,500pa and subject to contract and other terms. Incentives may be available.

Services

Mains Water, Electricity and mains Drainage are supplied to the property.

Business Rates

Rateable Value 2023: £29,000
UBR multiplier 2022/23: 51.2p in the £

Use

The established use is B1a Offices. Alternative uses under class E may be considered subject to necessary Planning and Landlord's consents.

Planning

The local Planning Authority is:
Plymouth City Council (01752 668000)
Email: Planningconsents@plymouth.gov.uk

Viewing

To arrange inspection and for further information please contact us on:
01752 222135

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