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# Office with Parking 2,968ft<sup>2</sup> / 276m<sup>2</sup> First Floor, 55-57 Exeter Street, Plymouth PL4 0AH

## 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
- 2,968ft<sup>2</sup> / 276m<sup>2</sup>
- 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 50,000m<sup>2</sup> 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.

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#### Accommodation

	m²	ft²
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.

# Tel: 01752 222135



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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: UBR multiplier 2022/23: £29,000 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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## Listers PROPERTY CONSULTANTS 01752 222135

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