



MODERN OFFICE SUITE **TO LET**
6a Sandy Court, Ashleigh Way, Langage PL7 5JX

Summary

- Ground Floor Modern Office Suite
- 504ft² / 47m²

Location

The property is located at the gateway to Langage Business Park, on the eastern side of Plympton, within a mile of the A38 Expressway, which links Plymouth to Cornwall and to the motorway network at Exeter, 35 miles to the east.

Nearby occupiers include EE/BT, Mark Holt & Co accountants, Kitsons Solicitors, Davies Turner Air Cargo, Cunningham Lindsay loss adjusters.

Description

Completed in early 2015, the available space comprises a self-contained part of the ground floor of a brand new detached office block, in a campus style development of similar buildings. The space is offered with one parking space included and the option of another space at extra cost.

The unit provides a stylish open-plan, office environment with an interesting curved wall feature and a shared atrium, male/female and disabled washroom and a tea point within the space. There is potentially use of a shared conference room available as required.

The specification includes: suspended ceiling incorporating Cat 2 VDU lighting, carpeted and raised modular floor, for easy IT installation with some network cabling installed.

Accommodation

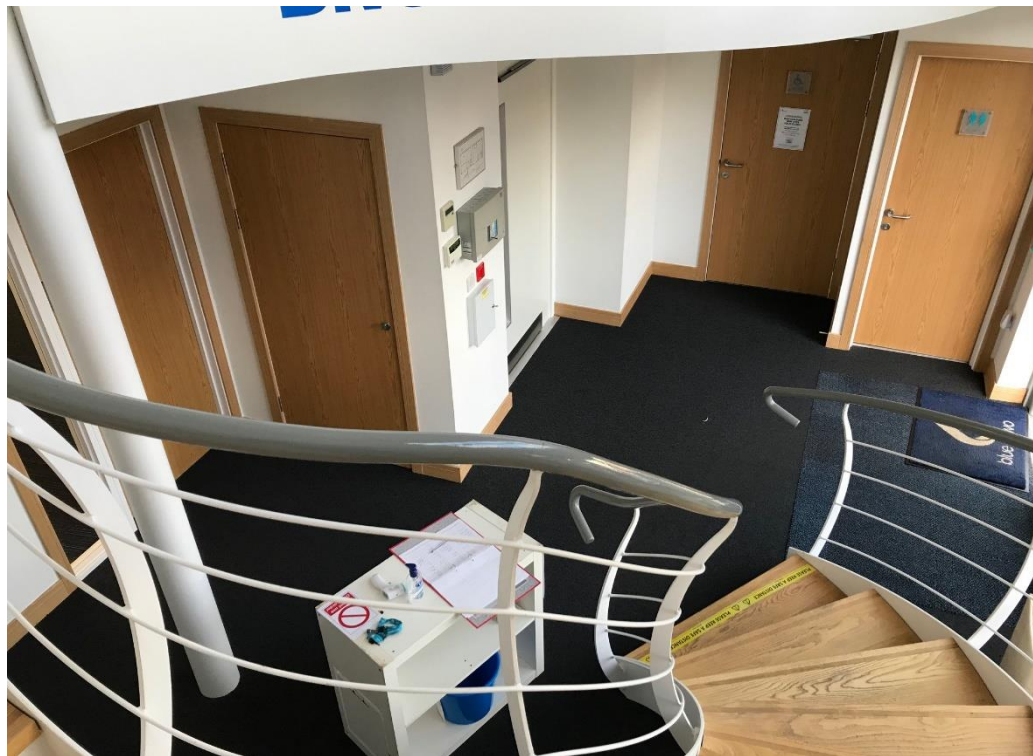
	m ²	ft ²
Ground Floor Office Space	47	504

Energy Performance

The building has been assessed and awarded a rating of B42.

Services

We understand that mains electricity, mains water and drainage are connected to the property. However, these services have not been tested by the agents. Interested parties should make their own enquires.



Terms of Availability (subject to contract)

The property is available immediately by way of a new lease direct from the freeholder, with whom the common areas are shared, at a starting rent of £7,500-8,000pa. Subject to contract.

A modest service charge is levied for maintenance of the building and estate management. Services will be apportioned by floor area and adjusted for any out-of-hours use.

Business Rates

Rateable Value (2023): £To be assessed.
UBR multiplier 2022/23: 51.2p in the £

Planning / Use

The established use is offices falling within Class B1a of the Use Classes Order 1987. Class E now permits additional uses such as leisure and retail.

Agents Note

It is a requirement of the RICS that we advise parties to take professional independent advice on these terms.

In line with The Money Laundering Regulations 2007, Listers are obligated to verify ID for all clients that are conducting property transactions through the company.

Viewing

To arrange inspection and for further information please contact us on: (01752) 222135 or email us: enquiries@listers.uk.com

www.listers.uk.com

