



Huxley House



GROUND FLOOR OFFICE SUITE
Huxley House, Huxley Close, Plympton, PL7 4JN

SUMMARY

- REFURBISHED GROUND FLOOR OFFICE SUITE
- 41m² / 442ft²
- 1 CAR PARKING SPACE

Location

The City of Plymouth is the largest conurbation in the far South West with a population in excess of 260,000. It provides a comprehensive range of business and leisure amenities, together with employment opportunities. Plymouth has a noted naval port and dockyard, a railway station on the Penzance to Paddington main line, as well as a cross-Channel ferry terminal.

Plympton lies 5 miles to the east of the city centre and has its own town centre. Newnham is a busy commercial location and offers good access to the A38 dual carriageway, which links Plymouth and Cornwall to the M5 and motorway network at Exeter, 45 miles to the east. Huxley close is off the arterial road and nearby occupiers include Aldi, Enterprise, HSL and Roofbase.

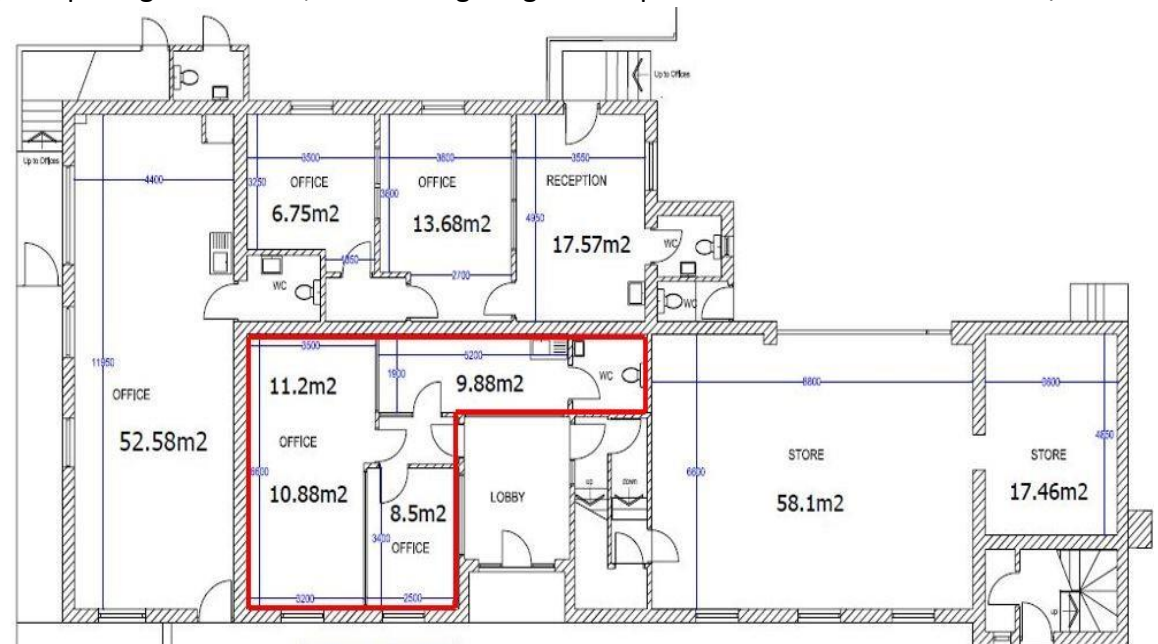
Description

Modern ground floor office suite, refurbished to a high standard, comprising two offices, with LED lighting and carpet and a demised staff welfare/ break out area. Access is via a shared entrance with security. Externally there is allocated parking for one car.

Accommodation	m ²	ft ²
Office	22	237
Office	9	97
Staff Welfare	10	108
Total	41	442

Planning / Use

The permitted use is offices falling under class B1 of the 1987 Use Classes order. Other uses falling within new Class E will be considered and may not need planning permission.



Ground Floor, Huxley House, 26 Huxley Close, Newnham, Plympton, PL7 4JN

Terms of Availability (subject to contract)

The property is vacant and available immediately on new FR&I lease terms at an annual rental of £6,500pa, intl., excl. A modest service charge applies.

A further self-contained office unit, measuring 53m² / 570ft² is available by separate negotiation.

Services & Energy Performance

Mains Water, Electricity and Drainage are supplied to the property. EPC C65.

Business Rates

Rateable Value (2019): £4,400
UBR multiplier 2023/24: 51.2p in the £

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



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