



**FIRST FLOOR OFFICES** **TO LET**  
**66 Faraday Mill Business Park, Plymouth, PL4 0ST**

## SUMMARY

- **HIGHLY PROMINENT LOCATION.**
- **AVAILABLE IMMEDIATELY.**
- **1,274ft<sup>2</sup> / 118m<sup>2</sup>**

### Location

Faraday Mill is situated just outside the City Centre in a highly prominent location visible from the A739 and A374 both of which are dual-carriageway roads. Nearby occupiers include Go-Outdoors, The Gym Group, Screwfix, GSF Car Parts, and Crown Decorating Centre.

### Description

The property is a well-situated first floor office unit, mostly open plan, carpeted throughout, with suspended ceilings and LED lighting. Two meeting rooms in the middle of the suite with picture windows and open aspect. To the rear of the unit there is a comprehensively fitted kitchen and staff welfare facilities. A rear staircase provides fire exit.

### Parking

Allocated parking for two vehicles.

### Accommodation

	<b>m<sup>2</sup></b>	<b>ft<sup>2</sup></b>
Open Plan Office 1	35	380
Office 1	10	110
Office 2	10	106
Open Plan Office 2	34	361
Foyer	8	90
Tea Point	5	56
WC 1	3	37
WC 2	2	24
	<b>107</b>	<b>1,164</b>



## Energy Performance

TBC

## Terms of Availability (subject to contract)

The property is vacant and available immediately on new FR&I terms, a rent of £10,000pa is sought.

## Services

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

## Business Rates

Rateable Value (2023): £8,200

UBR multiplier 2023/24: 51.2p in the £

## Planning / Use

A2 / B1 Office use permitted and others within Class E subject to statutory consents and planning.

## 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.

All prices quoted excludes VAT where applicable at the prevailing rate.

## Viewing

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

