



**12 MANNAMEAD ROAD, PLYMOUTH, PL4 7AA**

**TO LET £9,000pa**

**Listers**  
PROPERTY CONSULTANTS



**LOCATION:**

Mannamead Road is located at the northern end of Mutley Plain, a bustling high street, immediately north of Plymouth city centre and enjoys a lively student and local business trade, as well as a retail offer that supplements the covered mall at Drakes Circus. There is a 142 space car park as well as restricted side street parking. Regular buses serve Mutley Plain/ Mannamead Road.

**DESCRIPTION:**

Mid-terraced, self-contained first floor office, configured as mainly open plan with a separate managers office/meeting room and staff welfare. The specification includes suspended ceilings incorporating LED light panels, kitchenette, staff welfare and carpet throughout.

Access is via a self-contained entrance to the front of the building.

Parking is available for one vehicle in a rear carpark.

**SCHEDULE OF ACCOMMODATION:**

TOTAL AREA: 648sq.ft / 60sq.m

**LEASE TERMS:**

The property is available TO LET on new flexible leasehold terms at an initial annual rent of £9,000pa + VAT.

**VAT:**

All the above rentals are quoted exclusive of VAT.

**LEGAL COSTS:**

Each party to bear their own costs.

**BUSINESS RATES:**

We refer you to the government website [www.tax.service.gov.uk/view-my-valuation/search](http://www.tax.service.gov.uk/view-my-valuation/search) which shows that the current rateable value is £5,900. To find out how much business rates will be payable there is a business rates estimator service via the website.

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating for this property is C (55).

**VIEWING AND CONTACT INFORMATION:**

Strictly through Listers. Please contact either:-

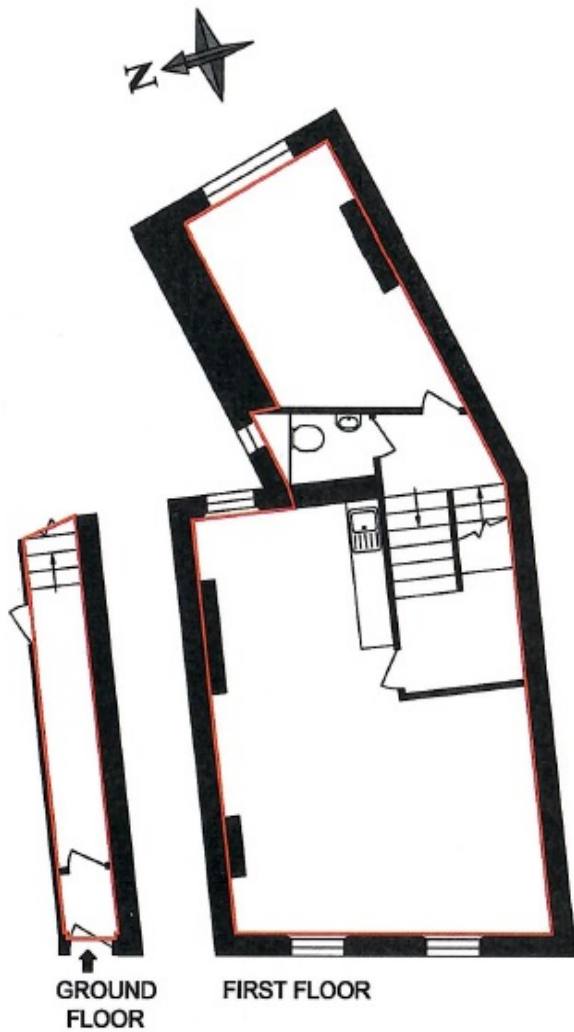
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