



**SUITE 3 (FIRST FLOOR) OFFICES, BLOCK A, ASHLEIGH WAY,
LANGAGE OFFICE CAMPUS, PLYMOUTH, PL7 5JX
TO LET 1,778 sq.ft (165 sq.m)**

Listers
PROPERTY CONSULTANTS

LOCATION:

Langage Park lies approximately 2 miles to the east of the familiar Marsh mills flyover and about 6 miles from Plymouth city centre, adjacent to the A38 dual carriageway which links Plymouth, Exeter and the M5 motorway.

The Langage Office Campus comprises a cluster of similar, well-spaced buildings set in landscaped grounds with excellent access to Plympton and the trunk roads.

Occupiers within the building include Brown & Brown Insurance and Davies Turner Air Cargo Ltd.

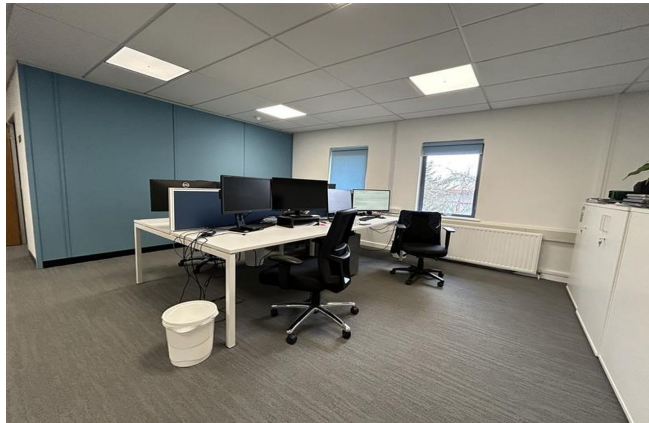
Other nearby occupiers include Russell Worth Solicitors, Kitson Boyce LLP, Airey & Coles, Kiddi Caru Day Nursery and EE.

DESCRIPTION:

Block A comprises a detached office building, arranged on two floors, with toilets (male, female and accessible).

Suite 3, located on the first floor, is mostly open plan space, with demountable partitioning providing a director's office, comms room/store & conference room and a fitted tea point. It includes gas central heating, suspended ceilings incorporating LED vdu-compatible intelligent lighting and ducting for power/data.

Externally there are 7 allocated parking spaces.

**SCHEDULE OF ACCOMMODATION:**

Suite 3 1,778 sq.ft / 165 sq.m

SERVICE CHARGE:

A building and estate charge is levied for the upkeep of external and internal common parts, landscape, car park etc.

LEASE TERMS:

Suite 3 is available TO LET on new FR&I lease terms from 1st September 2025, at an annual rent of £25,000pa + VAT, intl.excl.

VAT:

All the above rents 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, which shows that the 2023 Rateable Value assessment is £17,750. To find out how much will be payable there is a business rates estimator service via the website.

Interested parties are also advised to make their own enquires to Plymouth City Council to verify this information.

**ENERGY PERFORMANCE CERTIFICATE:**

The EPC rating for this property is B (43).

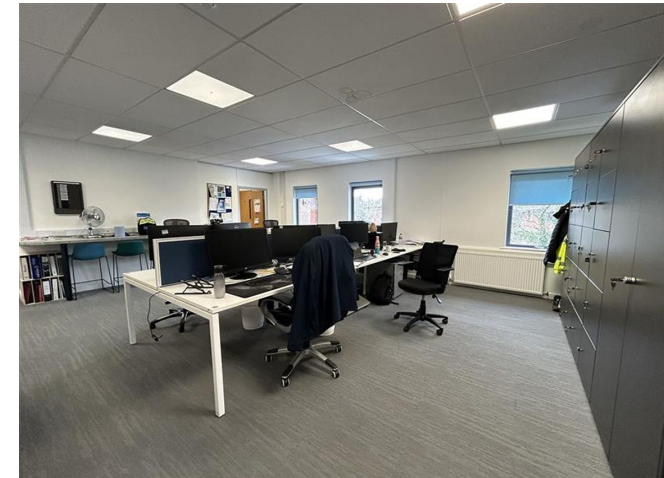
VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:-

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Email enquiries@listers.uk.com





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