

TO LET



Mast House

Shepherds Wharf Sutton Harbour
Plymouth PL4 0HJ



HECTOR PEARCE

Intelligent real estate

17,416 ft²/ 1,618 m²

High quality waterfront office building with parking



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Shepherds Wharf Sutton Harbour Plymouth PL4 0HJ

LOCATION

The property occupies a harbour-side location on the eastern quay of Sutton Harbour known as Shepherds Wharf. Sutton Harbour is considered to be Plymouth's premier office location with occupiers including Foot Anstey, Regus, Azets, Sutton Harbour Group and Bishop Fleming. There is also an excellent selection of restaurants and bars in the vicinity as well as some specialist shops. The Courts, Drake Circus shopping centre, The Barcode and Barbican Leisure Complexes are a few minutes walk away.

The bus interchange is on Royal Parade and the mainline railway station with services to London Paddington in just over 3 hours are also within easy reach by foot. Vehicular access to the city centre is mainly via dual carriageway roads from the A38 Devon Expressway and the M5.

DESCRIPTION

The property was built in two stages with the original building completed in 1996 and subsequently extended in 2001. It provides modern three storey office accommodation totalling 17,416 ft² (1,618 m²) with undercroft and surface parking.

The attractive external design incorporates extensive cedar panelling and stone-faced walls under a pitched roof of plastisol-coated metal sheet cladding. The windows are double-glazed metal framed units in timber surrounds.

The internal specification includes carpet covered raised floor system, plastered and painted internal walls, suspended ceilings with recessed LED lighting and a VRV comfort cooling system. There is an 8 person passenger lift to all floors, separate male and female WCs, a disabled WC, showers and tea points on each floor. There is a raised floor system for services distribution for power, data and telecom cabling.

Externally there are tarmac surfaced access roads and brick paviour parking areas providing 41 car parking spaces.



BUSINESS RATES

Rateable Value 2023: £270,000

To be reassessed.

EPC

B (35)



ACCOMMODATION

ORIGINAL BUILDING

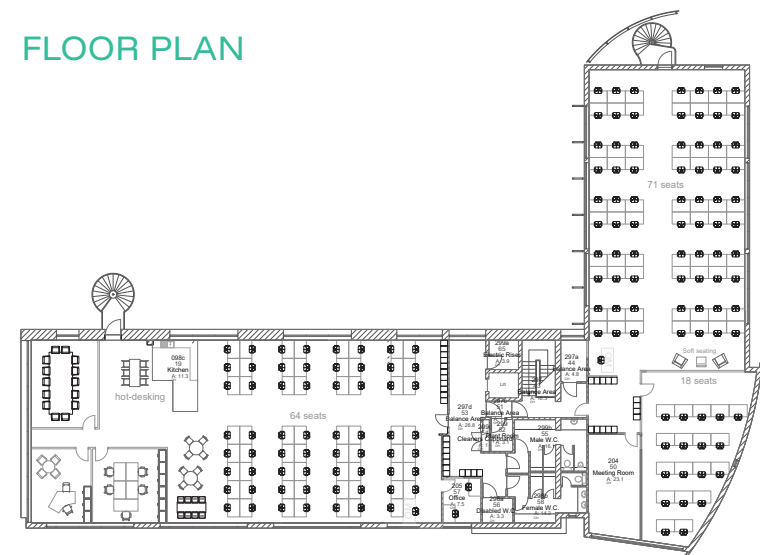
Ground Floor	303 m ²	3,262 ft ²
First Floor	353 m ²	3,800 ft ²
Second Floor	353 m ²	3,800 ft ²

EXTENSION

First Floor	306 m ²	3,284 ft ²
Second Floor	303 m ²	3,265 ft ²
TOTAL	1,618 m ²	17,416 ft ²

Car Parking Spaces 41

FLOOR PLAN



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PLANNING/USE

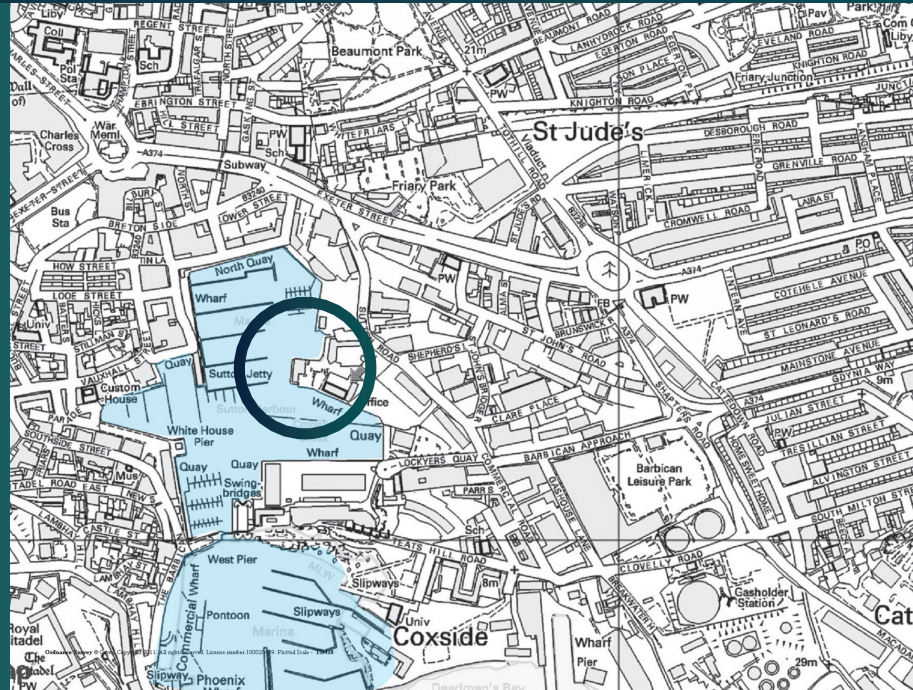
Mast House can be used as offices within Class E of the Town and Country Planning (Use Classes) Order.

TERMS OF AVAILABILITY

Mast House is available to let as a whole. For details and terms contact the agents.

LEGAL COSTS

Each party to be responsible for their own legal costs.



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