

TO LET

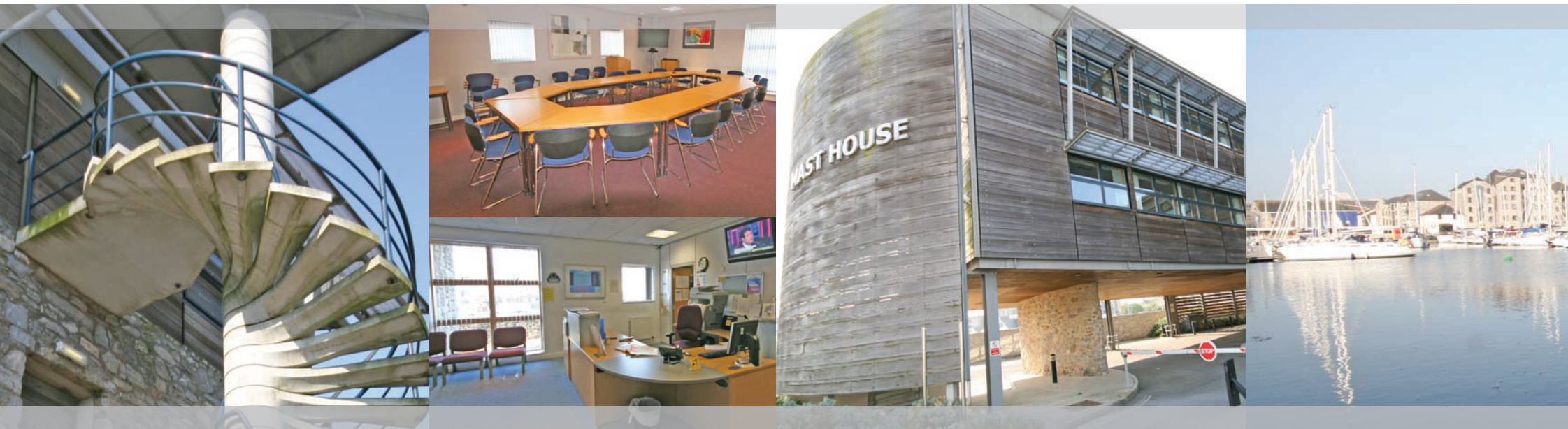
MAST HOUSE

Shepherds Wharf Sutton Harbour Plymouth PL4 0HJ



17,416 ft²/ 1,618 m²

High quality waterfront office building with parking



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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, Francis Clark, 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 Civic Centre, Courts, Drake Circus shopping centre, The Barcode and Barbican Leisure Complexes are a few minutes' walk away.

The bus interchange at 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 fluorescent category II lighting (some LG3 sensor fittings) and a gas fired central heating system serving perimeter radiators. 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. Three compartment in-floor trunking for power, data and telecom cabling has also been installed. Externally there are tarmac surfaced access roads and brick paviour parking areas providing 41 car parking spaces.

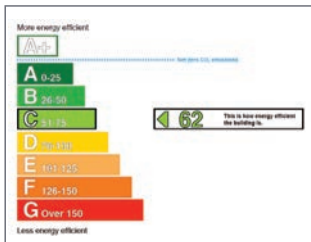


BUSINESS RATES

Rateable Value 2010: £219,000

UBR multiplier 2011/2012: 43.3p in the £

EPC



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

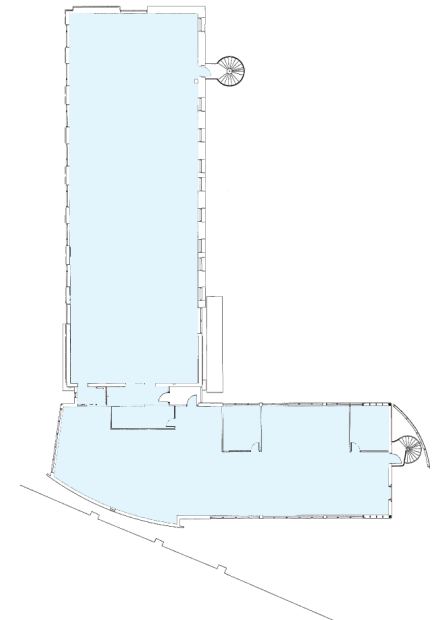
EXTENSION

First Floor	306 m ²	3,284 ft ²
Second Floor	303 m ²	3,265 ft ²

TOTAL 1,618 m² 17,416 ft²

Car Parking Spaces 41

FIRST FLOOR PLAN



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PLANNING/USE

Mast House can be used as offices within Class B1 a) and b) of the Town and Country Planning (Use Classes) Order 2010.

TERMS OF AVAILABILITY

Mast House is available to let as a whole or in part as individual suites or combination of floors. For details and terms contact the agents.

LEGAL COSTS

Each party to be responsible for their own legal costs.



FOR FURTHER ENQUIRIES



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