



HECTOR PEARCE

Intelligent real estate

To Let

## Ground & Fifth Floor Old Tree Court

Breton Side Plymouth PL4 0BD



### PROPERTY SUMMARY

- City Centre Offices Available Together or Separately
- Two Floors of Grade A offices
- Ground Floor Suite with prominent main road frontage
- Top floor Suite with panoramic views
- Secure Basement Car Parking

## LOCATION

Plymouth is the largest city on the south coast of England, with a resident population of 250,000.

The city benefits from a mainline railway station with services to London (Paddington) in just over 3 hours, a covered-mall shopping centre and a multiplex leisure facility.

The M5 motorway becomes the A38 at Exeter and links the city to Cornwall and the motorway network.

Exeter Street forms the main City Centre arterial road access from the east and the building presents an impressive, glazed façade to the busy thoroughfare.

Breton Side is also a busy thoroughfare linking to the harbourside, Notte Street and the Hoe.

## DESCRIPTION

The property comprises a self-contained ground floor unit on the Breton Side elevation with separate side access and parking and the top floor of an impressive 7-storey Grade A block of offices, built in around 2007 with southerly views over Sutton Harbour.

The ground floor unit is self-contained with its own entrances and has a reception, individual offices and meeting rooms.

The building is served by 3 passenger lifts, cycle storage, shower facilities and secure basement car parking.

There is a car space to the side and additional basement parking subject to availability at an extra charge.

The specification includes carpeted, raised compartmental access flooring, air conditioning and an acoustic suspended ceiling incorporating LED lighting.

Each floor has its own WC and kitchen facilities.

## SERVICES

All mains services are connected to the property, including Superfast broadband availability.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating: D 83.

## ACCOMMODATION

FLOOR	SQ M	SQ FT
Ground Floor	382	4,112
Fifth Floor	700	7,535
TOTAL	1,082	11,647

## TERMS OF AVAILABILITY

The floors are available to Let by way of new leases on flexible full repairing and insuring terms. For details of rent and other outgoings contact the agents.

Parking spaces will be at an extra charge.

## BUSINESS RATES

Rateable Value (2023):

Ground Floor	£48,250
5th Floor	£95,000

UBR multiplier 2025/26: 55.5 p in the £.

## LEASE TERMS

For details of quoting rent contact the agents.

## LEGAL COSTS

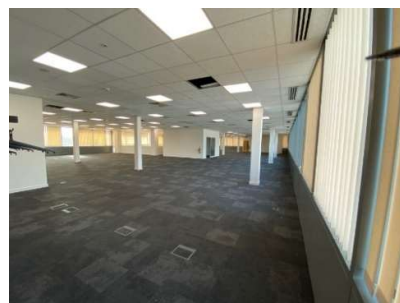
Each party to bear their own legal costs in the transaction.

## VAT

VAT will be charged on the rent.

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### FURTHER INFORMATION & VIEWING

For further information or to arrange a viewing contact the agents.

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