

TO LET



Fourth & Fifth Floor, Old Tree Court

64 Exeter Street, Plymouth, PL4 0AJ



- City Centre Offices
- Two Floors of Grade A offices
- Available Together or Separately
- Secure Basement Car Parking

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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.

DESCRIPTION

The property comprises the top two floors of an impressive 7-storey Grade A block of offices, built in around 2007 with southerly views over Sutton Harbour.

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

Both floors can come with up to 4 parking spaces in the car park which will be at an extra charge.

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

Each floor has its own WC and kitchen facilities.

SERVICES & ENERGY PERFORMANCE CERTIFICATE

All mains services are supplied to the property, including Superfast broadband availability. EPC: D 83.

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TERMS OF AVAILABILITY

The floors are available TOGETHER OR SEPARATELY by way of a new lease on flexible FR&I terms, at an initial rent of £188,400 p.a. (£12.50/ft²) + VAT.

Parking spaces will be at an extra charge.

BUSINESS RATES

Rateable Value (2023):

4th Floor (currently assessed with the 3rd floor) £179,000
5th Floor £95,000
UBR multiplier 2023/24: 51.2p in the £

	Sq M	Sq Ft
4th Floor	700	7,535
5th Floor	700	7,535
TOTAL	1,400	15,070

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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.

FURTHER INFORMATION & VIEWING

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

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