



PERIOD OFFICE PREMISES
775 SQ FT (72.01 SQM) APPROX

Rent: £9,750 Per Annum

Third Floor
3 The Crescent
Plymouth
Devon
PL1 3AB

- Self-contained office suite
- Central location within impressive Grade II listed terrace
- Parking Available
- Suit office, medical or other professional uses



THIRD FLOOR, 3 THE CRESCENT, PLYMOUTH, DEVON, PL1 3AB

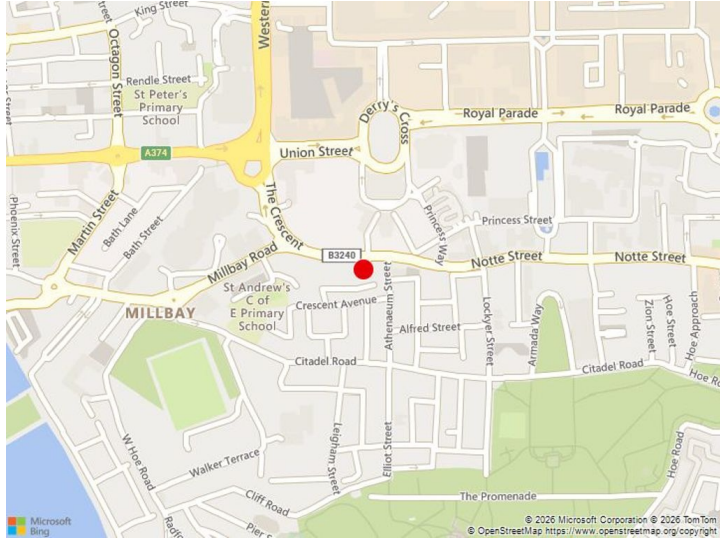
Description

No. 3 The Crescent is situated mid-terraced within an impressive five storey Crescent of period Grade II listed office buildings.

Situation

The Crescent is situated within the long established prime office location of Plymouth front Notte Street, a short walking distance from the City Centre, shopping district and the Hoe.

The Crescent currently accommodates a number of solicitors' practices, financial advisors, stock brokers, chartered surveyors, medical uses etc.



Accommodation

The third floor within the building offers a self-contained office suite with its own WCs and kitchenette as follows;

Third Floor: Five rooms providing approximately 72.01 sqm (775 sq ft)

Business Rates

We understand the property is included in the rating list as follows:

Rateable Value - £7,200.

Business rates to be paid direct to the charging authority by the tenant if applicable.

Terms

The suite is available on a new lease for a flexible term of years at a commencing rental of £9,750. p.a.x

Legal Costs

Each party are to bear their own legal costs incurred in the transaction

VAT

All figures within these details are exclusive of VAT where chargeable. VAT is not currently charged on the rent.

Anti-Money Laundering

Anti-money laundering ('AML') legislation requires property agents to verify the identities of parties involved in property transactions and to determine the legality of funds supporting a property transaction. A party interested in this transaction must provide certain AML information and documents to the selling/letting agent. This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the transaction.

Agent's Note

It should be noted that the Directors of this firm have a financial interest in this property.



Viewing is strictly via prior appointment with the sole agent(s):

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