



GROUND FLOOR OFFICE SUITE 545 SQ FT

Rent: £8,000 Per Annum

Devonshire Villa
52 Stuart Road
Plymouth
Devon
PL3 4EE

- Central location close to city centre
- 1 Allocated parking space with option for additional parking
- Excellent Storage



DEVONSHIRE VILLA, 52 STUART ROAD, PLYMOUTH, DEVON, PL3 4EE

Description

Devonshire Villas is a prominent converted office building located on Stuart Road in the desirable Stoke area of Plymouth.

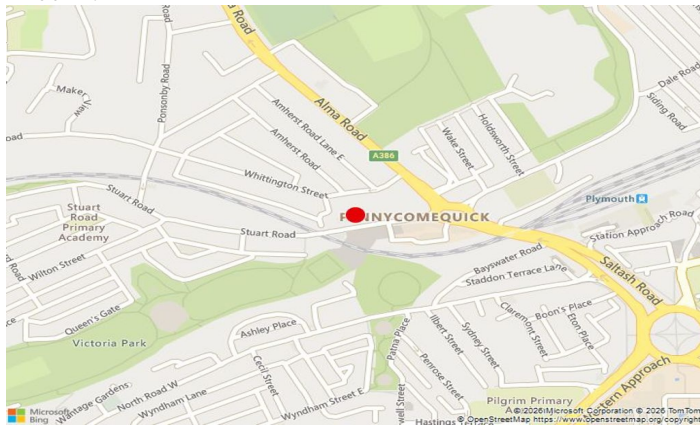
The available ground floor office suite provides a well-presented main office extending to approximately 493 sq ft, together with an additional office/storage room of 52 sq ft. The accommodation benefits from shared kitchen and WC facilities, built-in storage cupboards within the main office, an alarm system serving the building, and one car parking space to the rear, with additional parking spaces available at an extra cost if required.

The property enjoys attractive front and rear gardens within a walled enclosure, creating a pleasant working environment in a distinctive and discreet setting. The suite would be ideally suited to a health or wellbeing clinic, professional consultancy, or similar business seeking character office accommodation in a central location.

Location

Devonshire Villas is situated on Stuart Road in the popular Stoke area of Plymouth, a short distance from Plymouth City Centre, the railway station and the A38 Devon Expressway.

The surrounding area accommodates a variety of professional occupiers, healthcare providers, consultancies and established local businesses, making it a well-regarded and convenient office location.



Accommodation

(All floor areas are approximate)

	Sq Ft	Sq M
Ground Floor Main Office	493	45.8
Ground Floor, Office/storage	52	4.83
TOTAL	545	50.63

Services

Mains water, electricity, gas and drainage are connected to the property.

Business Rates

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

Rateable Value - £4,950

As the rateable value is below £12,000 rates are unlikely to be payable (subject to qualification).

Terms

The suite is available on a new lease for a flexible term of years and drawn on the equivalent of full repairing and insuring terms.

Rent

£8,000 p.a.x

EPC

The suite has an Energy Performance Rating of D93

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Anti-Money Laundering

Under the Money Laundering Regulations 2017, Monk & Partners will require any tenant to provide proof of identity along with any other associated documents prior to lease completion.



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

Kieran Milner
07851 766445
kieran@monkandpartners.co.uk