



## *Offices*

### **First Floor, Pelican House, Langage Office Campus, Plympton, Plymouth, PL7 5JX**

**234.68 sq m (2526 sq ft) approx. WITH 10 CAR SPACES.**

- Established and popular office campus location.
- Good access onto A38 Devon Expressway approximately half a mile and good public transport links.
- Open plan suite.

# **TO LET**

**All enquiries**

A0116

4 The Crescent, Plymouth, Devon PL1 3AB  
**Tel: 01752 255222** Fax: 01752 251100  
Email: [johns@monkandpartners.co.uk](mailto:johns@monkandpartners.co.uk)

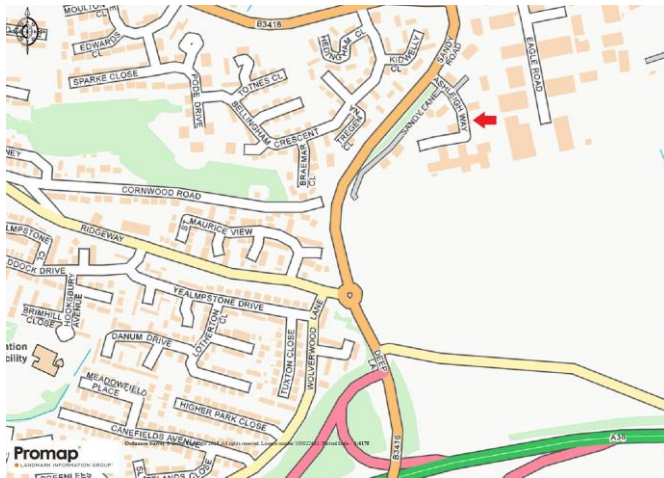


**MONK  
&  
PARTNERS**

# First Floor, Pelican House, Langage Office Campus, Plympton, Plymouth, PL7 5JX

## LOCATION:

The property is situated on the established and popular Langage Office Campus with easy access to the A38 Devon Expressway approximately half a mile distant linking the city of Plymouth (west) and Exeter and the M5 motorway (east). Adjacent and nearby occupiers include the Orange Call Centre, Brewin Dolphin Stockbrokers, Russell Worth Solicitors and many other local professional practices.



## DESCRIPTION:

The building comprises a modern two storey detached office building with allocated car parking. The building is of steel frame construction with brick elevations and pitched tile roof. Access to the suite is via a central foyer with male/female and disabled wc's off. The accommodation itself benefits from suspended ceilings integral lighting (cat II type), carpets, gas fired central heating and double-glazed throughout. The suite benefits from underfloor and perimeter trunking.

## ACCOMMODATION:

First floor - 234.68 sq m (2526 sq ft) approx.

## SERVICES:

All mains services are either connected or available to the suite.

## RATEABLE VALUE:

The property is included in the rating list as follows:-

Rateable Value £22,500

## TERMS:

The premises are available by way of a new lease with a negotiable length of term and drawn on the equivalent of full repairing and insuring terms.

## RENT:

Upon application.

## ENERGY PERFORMANCE CERTIFICATE: (EPC)

The property has an Energy Performance Asset Rating of C(67).

## VAT:

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

## LEGAL COSTS:

Each party are to responsible for their own legal costs incurred in the transaction.

## VIEWING & FURTHER INFORMATION:

Strictly by prior appointment via joint sole agents:

Monk & Partners

The Crescent

PLYMOUTH

PL1 3AB

Tel: (01752) 255222

E-Mail: [johns@monkandpartners.co.uk](mailto:johns@monkandpartners.co.uk)

John Slade BSc MRICS

Or

Listers

Property Consultants

16 Watson Place

PLYMOUTH

PL4 9QN

Tel: (01752) 222135 (Ifan Rhys-Jones)

## Subject to contract

*Monk and partners supports the aims and objectives of the code of practice on commercial leases in England and Wales which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to:*

[www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)

**March 2018**