



Period Office Premises

First Floor, 3 The Crescent, Plymouth, PL1 3AB
81.88 sqm (882 sqft) approx.

- Self-contained office suite
- Central location within impressive Grade II Listed terrace
- Up to 2 parking spaces available

TO LET

All Enquiries
A0626

4 The Crescent, Plymouth, Devon PL1 3AB

Tel: 01752 255222

Email: johns@monkandpartners.co.uk

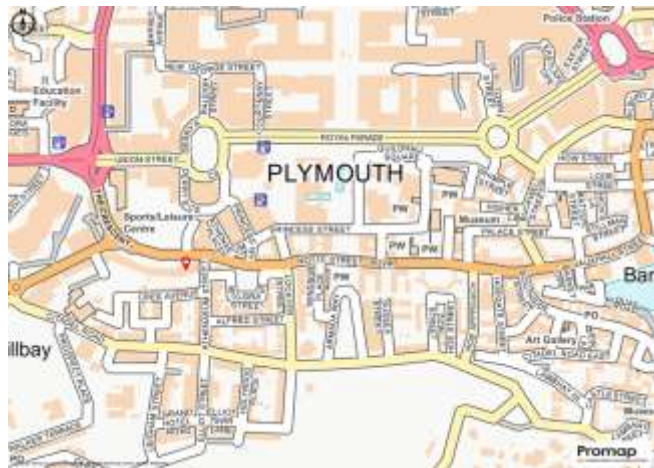


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SITUATION:

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

The Crescent currently accommodates solicitors' practices, financial advisers, barrister chambers, recruitment consultants, chartered surveyors, medical uses, etc.



DESCRIPTION:

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

The office suite is located on the first floor and provides five rooms, together with its own kitchen and WC facilities (2 no.) providing an excellent self-contained unit in a sought after address.

There are up to two car spaces available with the suite if required.

ACCOMMODATION:

(All floor areas are approximate)

Five first floor rooms comprising approximately 81.88 sqm (882 sqft) of floor space including kitchenette.

SERVICES:

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

RATES:

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

Rateable Value - £9,000

(this listing is with two car spaces included)

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:

£11,000 p.a.x. (plus parking)

EPC:

The suite has an Energy Performance Rating of E103.

LEGAL COSTS:

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

AGENT'S NOTE

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

OTHER:

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 AND FURTHER INFORMATION:

Strictly by prior appointment through sole agents:-

Monk & Partners
4 The Crescent
Plymouth
Devon
PL1 3AB

John H Slade, BSc MRICS

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SUBJECT TO CONTRACT

Monk and Partners support 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

May 2024

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