



**FIRST & THIRD FLOORS, PRIDEAUX COURT, PALACE STREET,
PLYMOUTH, DEVON, PL1 2AY**

153.3 sq.m (1600 sq.ft) / 301.9 sq.m (3249 sq.ft) approx.

- Imposing period building
- Adjacent parking (two spaces per suite)
- Open plan
- Flexible terms
- Tenant incentives available

TO LET

All Enquiries
A0814

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**MONK
&
PARTNERS**

FIRST & THIRD FLOORS, PRIDEAUX COURT, PALACE STREET, PLYMOUTH, DEVON, PL1 2AY

LOCATION:

Prideaux Court is located in a prominent position on the junction between Palace Street and Buckwell Street close to the City Centre of Plymouth between the retail sector and historic Barbican area and close to the Magistrates Court.

DESCRIPTION:

Prideaux Court comprises an imposing five storey period office building retaining its original character and features whilst providing good quality, modern office space.

The suites are located at the first and third floor levels within the building with lift and stair access and arranged in a largely open plan format with some subdivided offices. There is a separate kitchen area benefiting each suite along with gas central heating and separate WCs for each floor.

ACCOMMODATION:

(All areas are approximate and measured in accordance with RICS Code of Measuring Practice and on a net internal basis)

First Floor: 148.6 sq m (1600 sq ft) approx.

Third Floor: 153.3 sq m (1649 sq ft) approx.
(including kitchenette and store)

Each suite has two car spaces (double parked).

SERVICES:

We understand that all mains services are connected to the property although they have not been tested by the agents.

BUSINESS RATES:

We understand the property is included in the Rating List as follows:

Rateable Value: £15,000 (First Floor)
 £14,250 (Third Floor)

SERVICE CHARGE:

A service charge is levied for the upkeep of services, repairs and maintenance of the building. Further details are available on request.

TERMS:

The suites are available by a way of new effective full repairing and insuring leases for a flexible term of years to be agreed.

RENT:

First Floor: £16,800 per annum exclusive
Third Floor: £17,315 per annum exclusive

VAT:

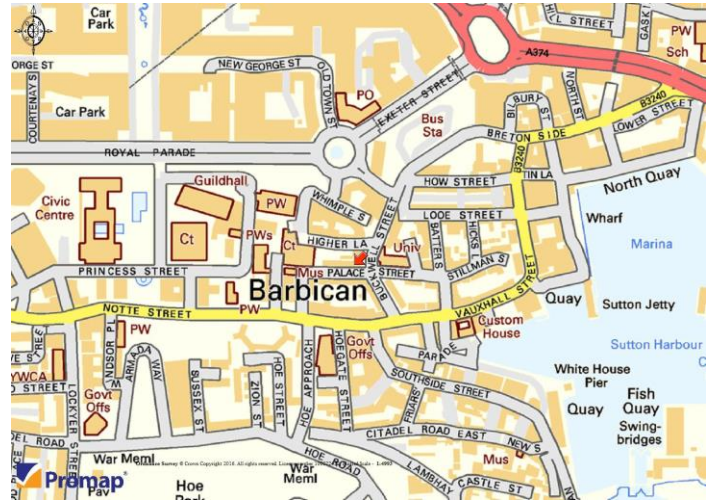
We are advised that the property is elected for VAT and therefore VAT will be charged on the rent and service charge.

EPC:

Energy Performance Asset Rating: C (53)

LEGAL COSTS:

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



VIEWING AND FURTHER INFORMATION:

Strictly by prior appointment through joint sole agents:-

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Plymouth
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OR

Vickery Holman
Tel: 01752 261811
Contact: Jo Harwood

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

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