



## Offices

### First Floor, Huxley House, 26 Huxley Close, Plympton, Plymouth, PL7 4JN

Office Suites from 23.92 sq m to 223.01 sq m (257 sq ft to 2400 sq ft) approx.

- Available as a whole or in smaller suites
- Flexible lease terms
- Competitive rentals
- 8 car spaces total

## TO LET

All Enquiries

A0865

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&  
PARTNERS

# First Floor, Huxley House, 26 Huxley Close, Plympton, Plymouth, PL7 4JN

## SITUATION:

The property is situated in the Huxley Close cul-de-sac on the Newnham Industrial Estate at Plympton with good access to the A38 Devon Expressway and Plymouth City Centre to the west.



## DESCRIPTION:

The property comprises a two storey, purpose built office building of brick construction under a part pitched interlocking concrete tile and part flat roof.

Internally the building is sub-divided into a number of rooms which lends itself to letting as a whole or in smaller suites as detailed below.

## ACCOMMODATION:

*(All dimensions and areas are approximate)*

The building provides a total floor area of approximately 223.01 sq m (2400 sq ft) and could provide the flooring suite arrangements:

Suite One: 60.1 sq m (647 sq ft) – UNDER OFFER

Suite Two: 41.8 sq m (450 sq ft)

Suite Three: 54.65 sq m (588 sq ft)

Suite Four: 23.92 sq m (257 sq ft)

Suite Five: 37.28 sq m (401 sq ft)

Any permutation of the above could be available as an alternative. Internal partition walls could be removed to create alternative office layouts or open plan office space to suit occupier requirements.

There are up to eight car spaces available with the whole of the accommodation.

## SERVICES:

We understand that all mains services are either connected or available to the premises.

## RATES:

Due to the potential sub-division of the space the rates are yet to be assessed.

## PROPOSITION:

The premises are available on new leases for flexible terms of years and drawn on a full repairing and insuring term via a service charge.

Rentals and terms are available upon request from the agents.

## LEGAL COSTS:

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

## EPC:

We understand the property has an Energy Performance Rating of D76 although this may change with the sub-division.

## VAT:

We understand the property is not currently elected for VAT.

## VIEWING AND FURTHER INFORMATION:

Strictly by prior appointment through sole agents:-

Monk & Partners  
4 The Crescent  
Plymouth

Devon  
PL1 3AB

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

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