



Offices

Suite 3, Ground Floor, New Creaven House, Sandy Court, Lantage Office Campus, Plympton, Plymouth, PL7 5JX
54.2 sqm (583 sqft) approx.

- New high quality ground floor offices
- 2 dedicated car spaces
- Immediately available

TO LET

All Enquiries
A0867

4 The Crescent, Plymouth, Devon PL1 3AB
Tel: 01752 255222
Email: johns@monkandpartners.co.uk



Suite 3, Ground Floor, New Creaven House, Sandy Court, Langage Office Campus, Plympton, Plymouth, PL7 5JX

LOCATION:

New Creaven House is situated within the established and popular Sandy Court at Langage Office Campus, one of Plymouth's premier Business Parks and with easy access to the nearby A38 Devon Expressway. The site also benefits from strong public transport links and other local amenities and facilities. Current occupiers on the campus include BT/EE, a number of local and regional accountancy and solicitor practices, travel agency, financial advisors, Medical, Kiddi Caru Day Nursery etc.



DESCRIPTION:

A self-contained ground floor rear office suite within a recently built detached office building. The building is of steel frame construction with brick elevations, powder coated aluminium double glazed windows under a standing seam insulated metal roof covering. Internally the accommodation offers an attractive office with raised floors, carpets, decorated, suspended ceilings, integral LED lighting, comfort cooling, WC and tea point.

ACCOMMODATION:

The suite comprises an open plan office suite at ground floor level and provides 54.2 sqm (583 sqft) of floor space and with two dedicated car spaces.

SERVICES:

We understand that mains water, electricity and drainage are connected to the property.

RATES:

To be assessed.

Terms:

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

RENT:

£10,500 p.a.x

LEGAL COSTS:

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

VAT:

VAT will be chargeable on rents and other outgoings.

EPC:

The suite has an Energy Performance Rating of B29.

OTHER:

Anti-money laundering ('AML') legislation requires property agents to verify the identities of parties involved in property transactions and to determine to legality of funds supporting a property transaction. A party interested in this transaction must provide certain AML information and documents to the selling/letting agent. This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the transaction.

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

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