



Offices

**Suites 1 & 2, Ground Floor, New Creaven House, Sandy Court,
Langage Office Campus, Plympton, Plymouth, PL7 5JX**
134.90 sqm (1,452 sqft) – 258.8 sqm (2,786 sqft) approx.

- High quality ground floor offices
- Available as a whole or in two suites
- Immediately available
- Up to 16 car spaces
- Suite 2 Furnished

TO LET

All Enquiries

A0867

4 The Crescent, Plymouth, Devon PL1 3AB

Tel: **01752 255222**

Email: johns@monkandpartners.co.uk



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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, financial advisors, Kiddi Caru Day Nursery etc.



DESCRIPTION:

Comprising two ground floor office suites 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 atrium entrance with welfare facilities and the offices are provided with raised floors, carpets, decorated, suspended ceilings, integral LED lighting, comfort cooling, lift etc. The offices can be combined and let as a whole floor.

Both suites are available fully fitted out with partitions. Office furniture in suite 2 by negotiation if required.



ACCOMMODATION:

Suite 1: 134.90 sqm (1,452 sqft)
Sub-divided with meeting rooms/offices and kitchenette.
8 car spaces (double parked 4/4)

Suite 2: 123.94 sqm (1,334 sqft)
Sub-divided with meeting rooms/offices and kitchenette.
8 car spaces (double parked 4/4)

Total: 258.8 sqm (2,786 sqft)

SERVICES:

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

BUSINESS RATES:

The current Rateable values are:

Suite 1: £20,250 Suite 2: £18,750

As a single suite the Rateable Value may be assessed at a lower level.

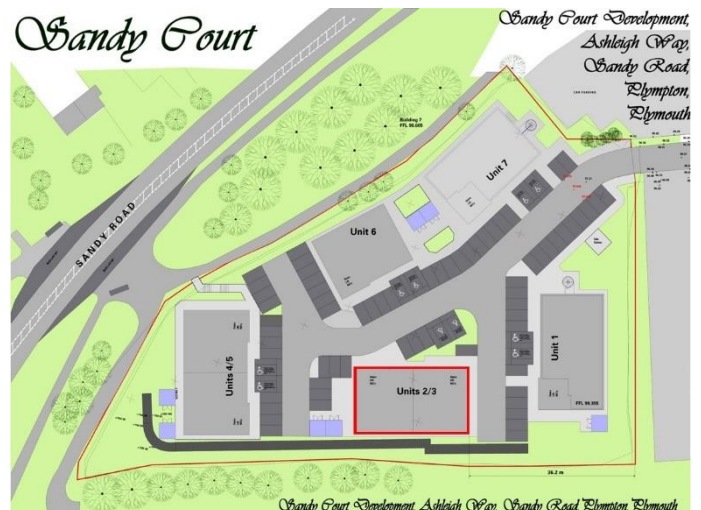


TERMS:

The suites are available on a new lease(s) for a flexible number of years and drawn on equivalent full repairing and insuring terms.

RENT:

Suite 1: £22,000 p.a.x. Suite 2: £20,250 p.a.x.



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VAT:

VAT will be chargeable on the rental and other outgoings.

LEGAL COSTS:

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

EPC:

Energy Performance Rating: 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

John H Slade, BSc MRICS

Tel: 01752 255222

Mobile: 07770 653516

E-mail: johns@monkandpartners.co.uk

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.ommercialleasecodeew.co.uk

December 2023

