



Offices

The Game Room, Old Newnham Farm, Newnham, Plympton, Plymouth, Devon, PL7 5BL

31.3 sqm (337 sqft) approx.

- Period office building in rural location
- Parking for two vehicles
- Small walled courtyard alongside

TO LET

All Enquiries
A1028

4 The Crescent, Plymouth, Devon PL1 3AB

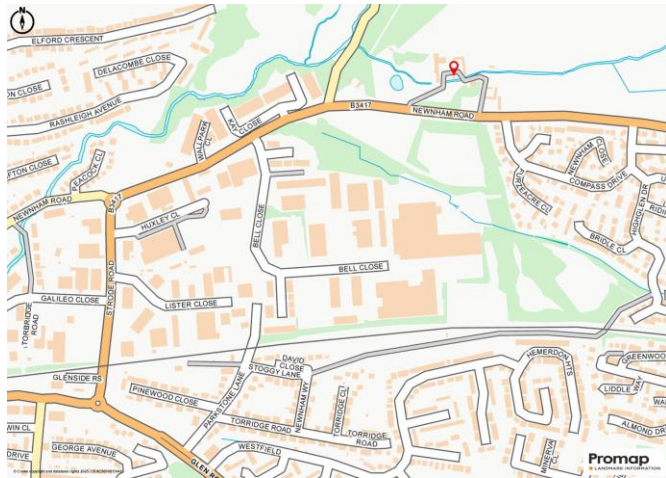
Tel: **01752 255222**

Email: johns@monkandpartners.co.uk



SITUATION:

The property is located in a semi-rural location adjacent to three residential dwellings on the north-east side of Plympton and approximately 4 miles from Plymouth City Centre and 1 mile off the A38 Devon Expressway.



DESCRIPTION:

The Game House is a semi-detached period building comprising a single open plan office suite with kitchen and WC off and mezzanine storage/filing area above accessed by ladder.

The suite provides Cat II lighting, electric storage heating and is carpeted. There are two car spaces available. Externally there is a small private walled courtyard.

ACCOMMODATION:

(All dimensions and areas are approximate)

Office (including Kitchen)	21.27 sqm	(229 sqft)
Mezzanine	10.04 sqm	(108 sqft)
Total	31.31 sqm	(337 sqft)

Two car spaces

SERVICES:

We understand that mains water and electricity are available with drainage to a septic tank.

BUSINESS RATES:

The property is included in the Rating List as follows:

Rateable Value: £3,300

TERMS:

The property is available to let on a new lease for a flexible term at a rental of £7,200 p.a.x.

VAT:

VAT is not chargeable on the rental.

EPC:

We understand the property is exempt from requiring an EPC due to its size.

LEGAL COSTS:

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

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.commercialleasecodeew.co.uk

January 2025



