



Offices/Class E

Unit 2, 19 Phoenix Street, Millbay, Plymouth, PL1 3DN

36.94 sqm (397 sqft) approx.

- Central City location
- Suit other uses including medical, beauty/nail studio, retail etc.
- 1 car space available

TO LET

All Enquiries
A1033

4 The Crescent, Plymouth, Devon PL1 3AB

Tel: 01752 255222

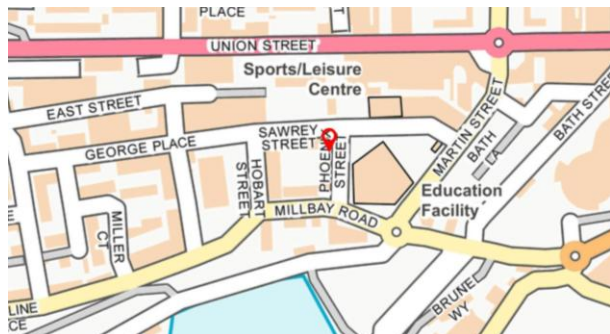
Email: johns@monkandpartners.co.uk



MONK
&
PARTNERS

SITUATION/LOCATION:

The premises are located in the Millbay area of Plymouth just off the City Centre and adjacent to the Ferry Port and King Point Marina.



DESCRIPTION & ACCOMMODATION:

(All dimensions and areas are approximate)
Within a six storey mainly modern residential block with commercial uses at ground level built circa 14 years ago. The unit has a glazed frontage and is subdivided within to provide a reception, two separate offices/rooms disabled spec. WC and kitchenette. Heating is via gas fired radiators and air circulation system.

The unit has a net internal floor area of 36.94 sqm (397 sqft) approx.

SERVICES:

We understand that mains electric, gas, water and drainage are connected.

BUSINESS RATES:

Rateable Value - £5,500.

SERVICE CHARGE:

The current service charge is circa £950 p.a.

TERMS:

The unit is available on a new lease for a flexible term of years at a rental of £8,000 p.a.x. The car space is available at an additional rental of £1,000 p.a.x.

VAT:

VAT is chargeable on the rental and other outgoings.

EPC:

The property has an Energy Performance Rating of D79.

LEGAL COSTS:

Each party will be responsible for their own legal costs.

OTHER:

Anti-money laundering ('AML') legislation requires property agents to verify the identities of parties involved in property transactions and to determine the 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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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

June 2025

