

Period Office Premises

Ground Floor, 4 The Crescent, Plymouth, PL1 3AB 98.69 Sqm (1061 Sq Ft) approx.

- Modern Ground Floor Office Available Due to Expansion
- Central location within impressive Grade II Listed terrace
- Up to 3 parking spaces available
- Large Meeting Room

TO LET

All Enquiries A1041

4 The Crescent, Plymouth, Devon PL1 3AB

Tel: 01752 255222

Email: johns@monkandpartners.co.uk

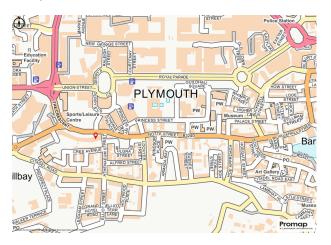


Ground Floor, 4 The Crescent, Plymouth, PL1 3AB

SITUATION:

The Crescent is situated within the long-established prime office location of Plymouth fronting Notte Street, a short walking distance from the City Centre shopping district, The Hoe and the Barbican areas.

The Crescent currently accommodates solicitors' practices, financial advisers, barrister chambers, recruitment consultants, chartered surveyors, medical uses, hotel etc.



DESCRIPTION:

No.4 The Crescent is situated on the ground floor within an impressive five storey Crescent of period Grade II listed office buildings.

The office has been refurbished to a high standard throughout and provides an open plan office space and a separate meeting room. The office benefits from shared kitchen and WC facilities in the building. Alternatively, there are private welfare facilities on the lower ground floor that can be included at an additional cost

There are up to three car spaces available with the suite if required.

ACCOMMODATION:

(All floor areas are approximate)

Main office – 660 Sq Ft (61.38 Sqm) Meeting Room – 214 Sq Ft (19.87 Sqm) WC, Kitchen & storage – 187 Sq Ft (17.44 Sqm)

Total - 1061 Sq Ft (98.69 Sqm)

SERVICES:

Mains water, electricity and drainage are connected to the property.

RATES:

We understand the property is included in the rating list as follows:

Rateable Value - £9,325

As the rateable value is below £12,000 rates are unlikely to be payable (subject to qualification).

TERMS

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

RENT:

£15,800 (plus parking)

FDC

The suite has an Energy Performance Rating of E103.

LEGAL COSTS:

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

AGENT'S NOTE

It should be noted that the Directors of Monk & Partners have a financial interest in this property.

OTHER:

Under the Money Laundering Regulations 2017, Monk & Partners will require any tenant to provide proof of identity along with any other associated documents prior to lease completion.

VIEWING AND FURTHER INFORMATION:

Strictly by prior appointment through sole agents: -

Monk & Partners 4 The Crescent Plymouth Devon PL1 3AB

Kieran Milner Tel: 01752 255222 Mobile: 07851 766445

E-mail: kieran@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

October 2025



