



Offices

**Part Ground Floor, New Creaven House, Sandy Court, Langage
Office Campus, Plympton, Plymouth, PL7 5JX**
107.77 sq m (1160 sq ft)

- New high quality ground floor office suite
- Six dedicated car spaces
- Immediately available

TO LET

All Enquires
A0867

4 The Crescent, Plymouth, Devon PL1 3AB
Tel: 01752 255222 Fax: 01752 251100
Email: johns@monkandpartners.co.uk

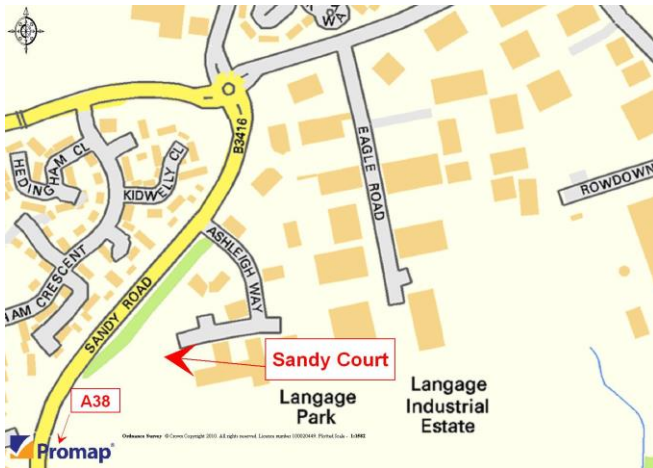


**MONK
&
PARTNERS**

Part 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, Kiddi Caru Day Nursery etc.



DESCRIPTION:

A ground floor office suite within a newly 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.

ACCOMMODATION:

The interior comprises an open plan office suite at ground floor level and provides 107.77 sq m (1160 sq ft) of floor space and six dedicated car spaces (double parked 3 / 3).

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:

£17,400 p.a.x.

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:

An Energy Performance Certificate will be available from the agents.



VIEWING AND FURTHER INFORMATION:

Strictly by prior appointment through sole agents:-

Monk & Partners

4 The Crescent

Plymouth

Devon

PL1 3AB

Tel: 01752 255222

E-mail: johns@monkandpartners.co.uk

Contact: John H Slade, BSc MRICS

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.commercialeasecodeew.co.uk

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