



CITY-CENTRE OFFICES WITH PARKING TO LET
Old Tree Court, 64 Exeter Street, Plymouth, PL4 0AJ

SUMMARY

- **TWO FLOORS OF GRADE A OFFICES**
- **AVAILABLE TOGETHER OR SEPARATELY**
- **CITY-CENTRE LOCATION ON ARTERIAL ROUTE**
- **SECURE BASEMENT CAR PARK**

Location

Plymouth is the largest city on the south coast of England, with a resident population of 250,000. The city benefits from a mainline railway station with services to London (Paddington) in just over 3 hours, a covered-mall shopping centre and a multiplex leisure facility. The M5 motorway becomes the A38 at Exeter and links the city to Cornwall and the motorway network. Exeter Street forms the main City-centre arterial road access from the east and the building presents an impressive glazed façade to the busy thoroughfare.

Description

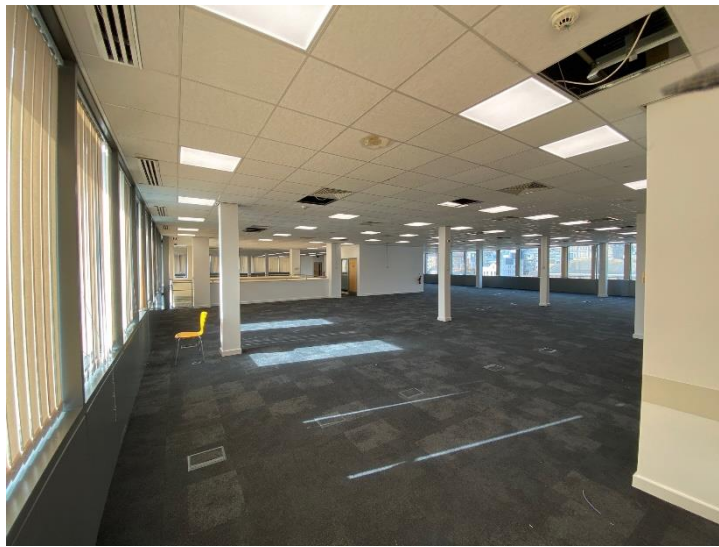
The property comprises the top two floors of an impressive 7-storey Grade A block of offices, built in around 2007 with southerly views over Sutton Harbour. The building is served by 3 passenger lifts, cycle storage, shower facilities and secure basement car parking. Both floors can come with up to 4 parking spaces in the car park which will be at an extra charge.

The specification includes carpeted, raised compartmental access flooring, air conditioning and a new acoustic suspended ceiling incorporating LED lighting. Each floor has its own WC and kitchen facilities.

Accommodation	m²	ft²
4 th Floor	700	7,535
5 th Floor	700	7,535
Total	1,400	15,070

Services & Energy Performance

All mains services are supplied to the property, including superfast broadband availability. EPC: D83



Fourth & Fifth Floor, Old Tree Court, 64 Exeter Street, Plymouth, PL4 0AJ

Terms of Availability (subject to contract)

The floors are available TOGETHER OR SEPARATELY by way of a new lease on flexible FR&I terms, at an initial rent of £188,400pa (£12.50/ft²) + VAT.

Parking spaces will be at an extra charge.

Business Rates

Rateable Value (2023): 4th Floor (*currently assessed with the 3rd floor*) £179,000

5th Floor £95,000

UBR multiplier 2023/24: 51.2p in the £

Viewing

To arrange inspection and for further information please contact us on: (01752) 222135 or email: enquiries@listers.uk.com

Agents Note

It is a requirement of the RICS that we advise parties to take professional independent advice on these terms.

In line with The Money Laundering Regulations 2007, Listers are obligated to verify ID for all clients that are conducting property transactions through the company.

All prices quoted excludes VAT where applicable at the prevailing rate.



Listers
PROPERTY CONSULTANTS

01752 222135

MISREPRESENTATION ACT COPYRIGHT DISCLAIMER

No part of this document may be reproduced or transmitted in any form or by any means without prior written consent of Listers Ltd. It is based on material that we believe to be reliable. Whilst every effort has been made to ensure its accuracy, we cannot offer any warranty that it contains no factual errors. We would like to be told of any such errors in order to correct them. All Rights Reserved. COPYRIGHT LISTERS Ltd 2024.

Registered in England Company Number: 8473324 VAT no: 159 0357 01