

TO LET

OFFICES



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THE OLD STABLES, CRESCENT AVENUE MEWS, PLYMOUTH, PL1 3AP

- 118.26 sq m (1,273 sq ft)
- Self contained building
- 3 - 4 parking spaces approx.
- Excellent location
- Viewing by appointment

CONTACT ANDREW WOOD

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LOCATION

The Old Stables is situated in a quiet location just to the rear of The Crescent, one of Plymouth's main office locations. The property is within a few minutes' walking distance of the city's main retail areas, civic offices and The Hoe.

DESCRIPTION

The property comprises a two-storey semi-detached suite of offices comprising a mix of open plan and cellular offices. The property benefits from its own on-site car park which provides parking for 3 or 4 vehicles. The property would be ideally suitable for a small professional practice.

SERVICES

The premises benefit from all Mains Services including gas, electric and water.

RATEABLE VALUE

Rateable Value in the 2005 List is £5,500.

LEASE

The premises are available on a new lease for a term to be agreed, with rent reviews at 3-yearly intervals.

RENT

The quoting rent is £16,500 per annum including parking.

ACCOMMODATION

Ground floor	79.33 sq m	(854 sq ft)
First floor	38.92 sq m	(419 sq ft)
Total	118.26 sq m	(1,273 sq ft)



LEGAL COSTS

Each party is to be responsible for their own legal costs.

VAT

All prices and rents quoted are exclusive of VAT.

VIEWINGS & FURTHER INFORMATION

Strictly by appointment with the agents:

Edward Symmons LLP

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