

PERIOD OFFICE PREMISES

8 THE CRESCENT PLYMOUTH



65.6 sq m – 232.3 sq m (706 sq ft – 2,500 sq ft) approx.

- ◆ Available as a whole or in separate floors
- ◆ Car parking
- ◆ Short or longer term leases available

TO LET

SITUATION:

The Crescent is situated within the long established prime office location of Plymouth fronting Notte Street and a short walking distance from the City Centre shopping district and the conference facilities of The Pavilions.

The terrace is occupied by numerous professional users including solicitors, accountants, chartered surveyors, architects, a bank, specialist dental practice, etc. Other prominent occupiers nearby include the solicitors Bevan Ashford and Gill Akaster and numerous other professional users.

DESCRIPTION:

8 The Crescent is situated mid-terraced within an impressive five storey period block.

Internally the property is tastefully decorated and provides heating, carpeting and communal kitchen and W/C facilities.

ACCOMMODATION:

Lower Ground Floor:	65.6 sq m	(706 sq ft)
Ground Floor:	86.3 sq m	(929 sq ft)
Third Floor:	<u>80.4 sq m</u>	<u>(865 sq ft)</u>
TOTAL:	232 sq m	(2,500 sq ft)

There are four car spaces available on separate licences.

SERVICES:

We understand mains water, electricity and drainage are connected to the property.

RATES:

We understand the property is included within the rating list as follows:-

Rateable Value:	
Lower Ground Floor:	£7,400
Ground Floor:	£13,000
Third Floor:	To be assessed

TERMS:

Our clients are seeking to let the premises on flexible lease terms which will be drawn on equivalent full repairing and insuring terms.

RENTS:

The quoting rentals are available upon request.

LEGAL COSTS:

The ingoing tenants are to be responsible for all the landlords reasonable legal costs incurred in the preparation of the lease(s).

VAT:

All figures within these terms are exclusive of VAT where chargeable.

VIEWING & FURTHER INFORMATION:

Strictly by prior appointment through Sole Agents:

Monk & Partners
4 The Crescent
Plymouth
Devon
PL1 3AB

Tel: (01752) 255222

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John Slade BSc MRICS

SUBJECT TO CONTRACT

Monk & Partners supports 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

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