



MONK
&
PARTNERS

PERIOD OFFICE PREMISES

**7 THE CRESCENT
PLYMOUTH, PL1 3AB**



76.92 sq m (828 sq ft) approx.

- **Prestigious office location**
- **One floor remaining**

TO LET

A0263

4 The Crescent • Plymouth • Devon • PL1 3AB • Tel. 01752 255222 • Fax. 01752 251100

THE PARTICULARS CONTENTS HEREIN ARE FOR GUIDANCE ONLY AND THEIR ACCURACY IS NOT GUARANTEED NEITHER DO THEY FORM PART OF ANY CONTRACT



SITUATION:

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

The Crescent currently accommodates a number of Solicitors' practices, Financial Advisors, Stockbrokers, Chartered Surveyors, etc., with other prominent occupiers nearby including Foot Anstey Solicitors and various Assurance companies.

DESCRIPTION:

No 7 The Crescent is situated mid-terraced within an impressive five-storey crescent of period Grade II Listed office buildings.

The available space is arranged within 4 rooms on the 2nd floor of the building.

ACCOMMODATION:

(All areas are approximate and are made on a net internal area basis)

Second Floor:

4 offices 76.92 sq.m (828 sq ft)

Car Parking:

There are car spaces available situated to the rear of the property.

RATES:

To be assessed.

SERVICES:

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

LEASE TERMS:

The premises are available to let either by floor or as a whole on full repairing and insuring terms and for flexible length leases.

PROPOSITION:

Further information is available on rentals and lease terms upon application to the agents.

LEGAL COSTS:

Ingoing tenants are to be responsible for all Landlord's reasonable legal costs incurred in the preparation of the leases.

VAT:

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

VIEWING AND FURTHER INFORMATION:

Strictly by prior appointment through Sole Agents,

Monk & Partners
4 The Crescent
Plymouth
PL1 3AB

Tel: 01752 25522

Fax: 01752 251100

E-mail: johns@monkandpartners.co.uk

John Slade BSc MRICS

SUBJECT TO CONTRACT

Monk and 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