



MONK  
&  
PARTNERS

## ***OFFICES***

***15 ATHENAEUM STREET  
THE HOE, PLYMOUTH, DEVON PL1 2RJ***



49.6 sq m (534 sq ft) to 190 sq m (2045 sq ft) approx

- ◆ Convenient central location
- ◆ Available as a whole or floors
- ◆ Car Parking

## **TO LET**

A0499

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 property is situated in a convenient and prominent location fronting Athenaeum Street on the main approach road to the Plymouth Hoe.

The popular office location The Crescent is situated immediately opposite the property with the remaining central business district a short walk away.

**DESCRIPTION & ACCOMMODATION:**

The property comprises an end terrace period office building arranged on three floors with rear parking for 5 vehicles.

Ground Floor - 85.6 sq m (921 sq ft).  
With: Kitchen, Strong Room, and WC

First Floor - 54.8 sq m (590 sq ft)  
With: WC

Second Floor - 49.6 sq m (534 sq ft)  
With: WC

Total - 190 sq m (2045 sq ft) approx

**SERVICES:**

We understand all mains services are connected to the property.

**RATES:**

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

Rateable value: £14,000  
Rates payable: £6, 230 (2007/08)

**LEASE TERMS:**

The premises are available on a new lease(s) for a flexible length term, drawn on full repairing and insuring terms.

**RENT:**

Full information on available rentals and terms are available upon application to the agent.

**LEGAL COSTS:**

The ingoing tenants are to be responsible for all reasonable legal costs incurred in the transaction.

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

**ENERGY PERFORMANCE CERTIFICATE:** An Energy Performance Certificate will be available from the agents.

**VIEWING & FURTHER INFORMATION:** Strictly by prior appointment through Sole Agents.

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PLYMOUTH  
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## **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](http://www.commercialleasecodeew.co.uk)

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