



To Let

£13,500 pax

Second Floor Prideaux Court, Palace Street,
Plymouth, PL1 2AY

1,657 Sq Ft
(153.9 Sq M)

Summary

- Quality office space
- Mainly open plan
- £13,500 per annum exclusive
- Inclusive of 2 car parking spaces per suite

Location:

Prideaux Court is prominently located on the junction between Palace Street and Buckwell Street, close to the City Centre of Plymouth. It is well positioned between the main retail sector and the historic Barbican area being close to the Magistrates Court.

Description:

Prideaux Court comprises an imposing 5-storey office building that still retains its original character and features from its rich history, whilst still providing good quality office space. The suite is predominantly open plan with one partitioned office/meeting room. The suite also benefits from a separate kitchen area, gas central heating, lift access, lobby area with secure access and separate WCs for each floor. Each floor is allocated the use of two tandem car parking spaces outside the building.

Accommodation:

All areas are approximate and measured in accordance with the RICS Code of Measuring Practice, 2nd Edition on a net internal basis.

	sq m	sq ft
Total	153.9	1,657

Service charge:

A service charge is levied for the upkeep and maintenance of the communal areas. Please enquire for further information.

Services:

It is understood that mains electricity, gas, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

D (86)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £13,250 for the second floor. Therefore making the approximate rates payable £6,612 per annum for 2023/24.

Interested parties are advised to confirm the rating liability with Plymouth City Council.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The suites are available by way of new effective full repairing and insuring leases on terms to be agreed.

Tenant incentives are available, subject to financial status.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

VAT:

We are advised that this property is elected for VAT and therefore VAT will be charged on the rent and service charge.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

Joanne High

Tel: 07525 984443

Email: jhigh@vickeryholman.com

Carys Makelis

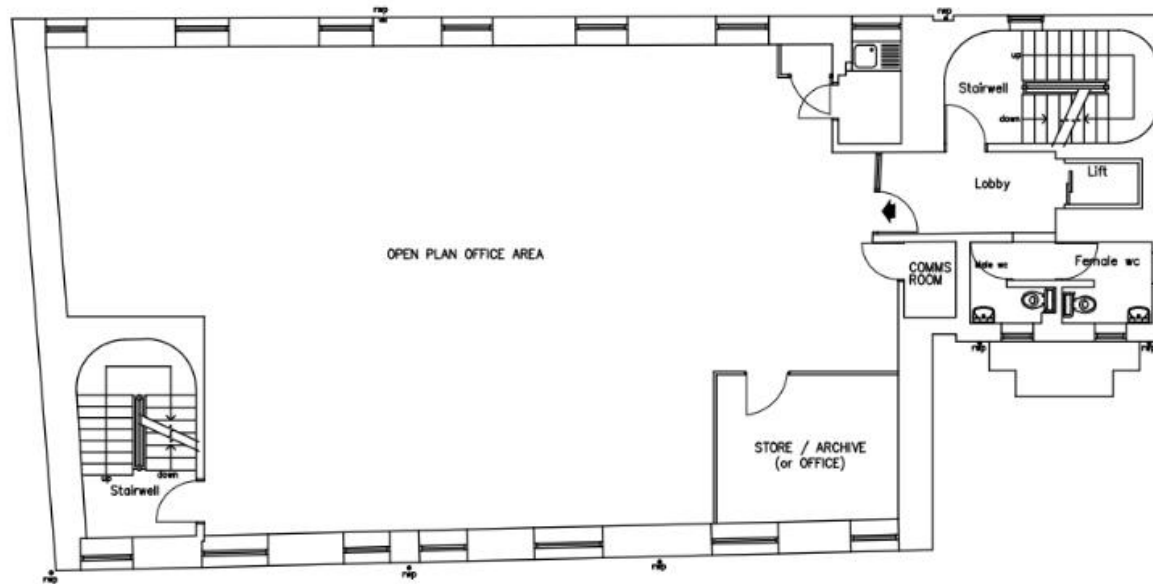
Tel: 07841150716

Email: cmakelis@vickeryholman.com

Plymouth Office

Plym House, 3 Longbridge Road,
Plymouth, Devon, PL6 8LT

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Contractors must check all dimensions on site. Only figured dimensions are to be worked from. Discrepancies must be reported immediately before proceeding



Proposed Second Floor Plan

Rev Date Details

Client			
LAYBROOK INVESTMENTS LTD			
Project			
PRIDEAUX COURT			
Drawing			
PROPOSED SECOND FLOOR PLAN			
date	scale	drawn	checked
JANUARY 2014	1:100 @ A3	R.N.M	D.V
Vickery Holman Property Consultants			
CHARTERED BUILDING SURVEYORS			
● PLYMOUTH	○ EXETER	○ TRURO	
26 Ladbroke Street, Plymouth, Devon Tel: 01752 261811 Fax: 01752 461985	Bellifl House, Southbrook Gardens, Cottis, Exeter, Devon Tel: 01392 203016 Fax: 01392 203005	Walsingham House Newham Barr, Truro Cornwall, PL1 2JG Tel: 01872 22791 Fax: 01872 22791	
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