



To Let

£10,500 pax

Suite 5 Second Floor Argosy House, Longbridge Road, Marsh
Mills, Plymouth, Devon, PL6 8LD

982 Sq Ft
(91.2 Sq M)

Summary

- Prominent office building
- 5 allocated car parking spaces
- Flexible terms available
- Close to A38 at Marsh Mills
- Various partitioned rooms
- Dedicated kitchen

Location:

Marsh Mills is one of the largest commercial hubs serving Plymouth, positioned approximately 5 miles to the south east of the City Centre.

Argosy House is in a prominent location at the junction of Plymouth Road and Longbridge Road, close to the Marsh Mills roundabout which provides access to the A38 Devon Expressway.

Description:

Argosy House is a 3 storey detached office building of steel framed construction with a pitch tiled roof and cavity brick walls. Double glazed windows provide good natural light.

The second floor has been split to provide two office suites, which can be accessed via a stairwell or lift. Suite 5 is partitioned to provide various rooms, but could be reconfigured if required. It benefits from a kitchenette, suspended ceilings, carpeting and central heating. Externally, there are 5 onsite car parking spaces demised to the premises.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net internal basis.

	sq m	sq ft
Total	91.2	982

Service charge:

A service charge is levied for the upkeep and maintenance of the communal and external areas of the property as well as electric, water and heating to the suite. Further details are available upon request.

Services:

It is understood that mains gas, electricity, 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:

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Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £11,750 effective from 1st April 2023. Therefore making the approximate rates payable £5,863 per annum for 2024/25.

Tenants may be eligible for Small Business Rates Relief if this is the only property they occupy and/or any other properties they occupy have a rateable value of less than £2,900 each. Qualifying ratepayers will pay no rates on properties with rateable values up to £12,000 with a tapered relief of between 100% and 0% for properties with rateable values between £12,001 and £15,000.

Interested parties are advised to confirm the rates 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 a new effective full repairing and insuring lease. Terms to be agreed.

Legal fees:

Each party to be responsible for their own legal costs in relation to the transaction.

VAT:

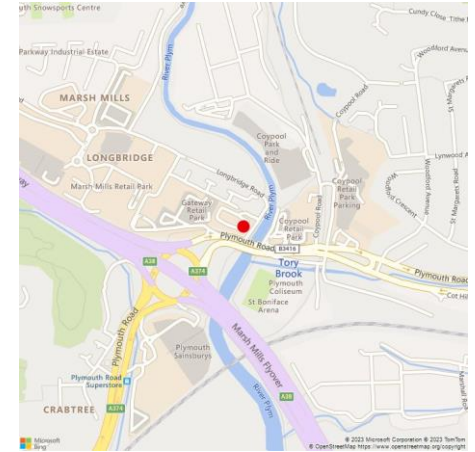
The property has been registered for VAT and will therefore be chargeable at the usual rate where applicable.

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

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