

**To Let**

**£26,222 pax**

East Wing Ground Floor Princess Court,  
23 Princess Street, Plymouth, Devon, PL1  
2EX

1,873 Sq Ft  
(174 Sq M)





# Summary

- Central location
- Concierge service
- Complimentary conference room available
- Accessible with full DDA compliance
- Ample parking options and EV charging points
- Cyclist friendly amenities

## Location:

The property is located within the heart of the central business district within Plymouth City Centre. It is located on Princess Street, situated directly opposite the Civic Centre and within close proximity to the Theatre Royal car park. It can also be accessed from Notte Street, which forms part of the inner city ring road. Excellent public transport includes bus travel from Royal Parade and Plymouth train station is within a 10 minute walk.

## Description:

The offices are let to a range of high-profile professional businesses, offering a high standard of modern accommodation. The specification includes suspended acoustic ceilings, new LED lighting, perimeter trunking for data and power, and new carpets throughout.

Occupiers benefit from passenger lifts, 24-hour keypad entry access, and a concierge service available between 07:30 and 17:30. Additional facilities include separate male and female WCs, a complimentary conference room, secure underground parking with electric charging points, and bike and shower facilities. Parking options also include on-street parking and permit parking at the nearby Theatre Royal, just a one to two-minute walk away. The building is fully DDA compliant further details can be found on the website – [click here](#).

## 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	174	1,873

## Service charge:

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

## Services:

We understand that mains 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:

C(58)

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £25,250, therefore making the

approximate Rates Payable £12,599.75 per annum for 2025/26.

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.

## Legal fees:

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

## VAT:

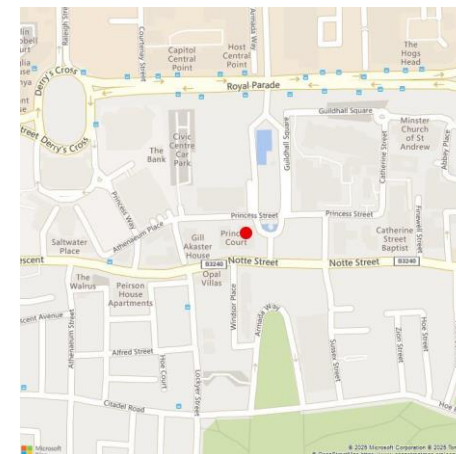
All figures quoted are exclusive of VAT if applicable.

## 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

### Joanne High

Tel: 07525 984443

Email: [jhigh@vickeryholman.com](mailto:jhigh@vickeryholman.com)

### Carys Makelis

Tel: 07841 150716

Email: [cmakelis@vickeryholman.com](mailto:cmakelis@vickeryholman.com)

### Chris Ryland –

### Stratton Creber

Tel: 07917 276772

Email: [chrisryland@sccplymouth.co.uk](mailto:chrisryland@sccplymouth.co.uk)

### Plymouth Office

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