

To Let

£14,500 pax

Part Second Floor, 26 Lockyer Street, Plymouth, PL1 2QW

1,029 Sq Ft
(95.6 Sq M)

Summary

- City centre location
- Secure on site car parking available
- Arranged as various rooms
- Could be open plan
- Basement storage room
- New lease

Location:

The suite is located on the second floor of Gill Akaster House, a prominent 4-storey office building which is situated in central Plymouth on Lockyer Street with Notte Street running directly alongside. The building is within walking distance of the main retail sector as well as the historic Barbican and the Magistrates Court and the area boasts several public car parks as well as on street parking at the front of the building. The premises are located less than 4 miles away from the A38 Devon Expressway which provides access to Exeter and the M5 to the north and Cornwall to the west.

Description:

The suite comprises of an open plan office with several interview and meeting rooms and benefits from central heating, entry phone system, kitchenette, carpeting, suspended ceilings and lift

access. There is access to communal toilet facilities. The suite also benefits from an additional storage room located in the basement. Car parking is available by way of a separate licence.

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
Office Total	95.6	1,029

Service charge:

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

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:

Awaited.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value for the office is £9,500, therefore making the approximate Rates Payable £4,741 per annum for 2025/26. For the basement room the

current Rateable Value is £350, therefore making the approximate Rates Payable £175 per annum for 2025/26.

Occupiers 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 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 property is 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 fees in relation to this transaction.

VAT:

We are advised that the property is not elected for VAT.

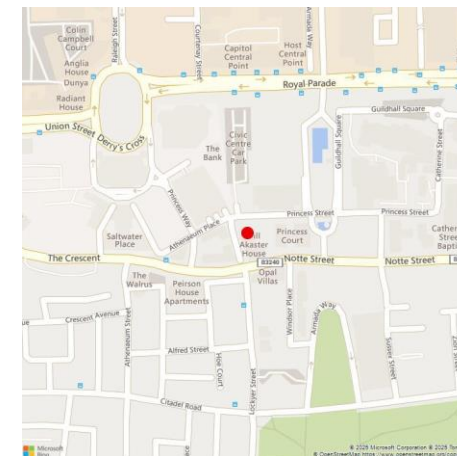
Code for leasing business premises:

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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