

**Vickery Holman**  
Property Consultants



Cornwall | Devon | Somerset | Bristol



**To Let**

From £8,750 pax

Royal London House, 153-155 Armada  
Way, Plymouth, Devon, PL1 1HY

866 - 4,055 Sq Ft  
(80.5 – 376.75 Sq M)

## Summary

- Flexible office accommodation suitable for a range of professional occupiers
- Plymouth City Centre location within walking distance of Plymouth railway station
- Second and third floor office suites available
- New lease

### Location:

The property is located within Plymouth City Centre which provides a mixture of retail, office, leisure, and public sector uses. The area is well connected by public transport, with Plymouth railway station located within walking distance, offering direct services to Exeter, Bristol, and London Paddington. By road there is access to the A38 Devon Expressway at the Marsh Mills or Manadon junctions providing access to Cornwall to the east and the M5 to the west. The city centre is undergoing ongoing regeneration, including investment in public realm improvements and mixed-use developments, enhancing its appeal for business occupiers and investors.

### Description:

The property comprises a well presented office building arranged over three floors. The building is maintained to a good standard throughout and benefits from shared WC facilities serving the

offices. A passenger lift provides convenient access to all floors.

We are currently marketing three separate office suites within the building, comprising one office located on the second floor and two offices situated on the third floor, these could be combined to suit occupier requirements. The offices would be suitable for a variety of professional occupiers seeking well located and practical workspace.

### 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	Rent (pax)
<b>Second Floor</b>	189.07	2,035	£20,250
<b>Third floor office 1</b>	107.18	1,154	£11,500
<b>Third floor office 2</b>	80.50	866	£8,750
<b>Total</b>	<b>376.75</b>	<b>4,055</b>	

### 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:

Second Floor - C(62)  
Third Floor - C(62)

### Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value for the second & third floor is £29,000 therefore making the approximate Rates Payable £12,528 per annum for 2026/27. This assessment may need to be split.

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:

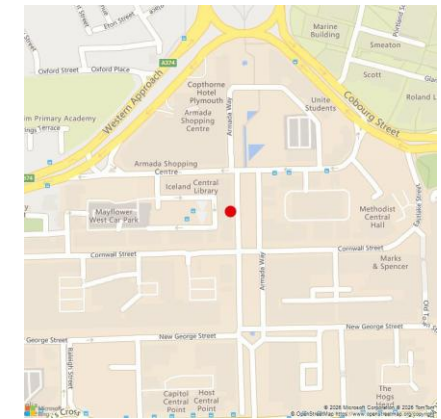
The property has not been elected for VAT and therefore VAT will not be charged on the price.

### 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

**Anna Jackson**

Tel: **07841 150718**

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

**Carys Makelis**

Tel: **07841 150716**

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

**Plymouth Office**

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