ENVOY HOUSE, MARSH MILLS, PLYMOUTH, PL6 8LU

FIRST FLOOR OFFICE SUITE - TO LET £19,950pa

Listers
PROPERTY CONSULTANTS

LOCATION:
Envoy House is a purpose built office building set within a sought after office campus at Marsh Mills.

Envoy house is home to a number of high profile tenants including Morgan Sindall and Molyneux Associates. The first floor suite has been occupied by the current tenant for many years, and is the first office suite in the building to come to the market in the last 6 years.

Within the wider Parkway Court office campus, our clients are fully let, with a range of tenants and owner-occupiers choosing the location for its convenience, ease of access to A38 Devon Expressway, local bus services and nearby retail offerings such as, Next, Currys PC World, Halfords, DFS and Costa.
The tenants within the site enjoy a well managed estate and facilities which are overseen by the landlord.

DESCRIPTION:
This first floor office suite comprises open plan office with south west dual aspect outlook, fitted with double glazing, carpets and air conditioning. To the rear there are two offices with a folding partition wall, which can allow for a larger meeting room. A further office room provides welfare/break out space with fitted cabinets, tea point and storage cupboard.

Envoy House has a secure main entrance into a welcoming foyer, with stairs and lift. The building also benefits from WC and shower facilities, which are accessed via the common parts, with running costs apportioned via service charges. Heating is also provided on a district system apportioned via the landlord.

Externally, there are 7 allocated parking spaces. Additional parking may be available subject to a rent and availability.

SCHEDULE OF ACCOMMODATION:
Floor Area: 1404sq.ft / 130sq.m

SERVICES:
Electricity is sub-metered. Mains water.

SERVICE/ESTATE CHARGE:
A service/estate charge is levied: (2025): £162.89pw

LEASE TERMS:
The property is available from December, on new FR&I leasehold terms, at an annual rental of £19,950pa.

VAT:
All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:
Each party to bear their own costs.

BUSINESS RATES:
We refer you to the government website https://www.tax.service.gov.uk/view-my-valuation/search which shows that the current rateable value is £17,000.
To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is C(61).

ANTI-MONEY LAUNDERING:
A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

VIEWING AND CONTACT INFORMATION:
Strictly through Listers. Please contact:-

Gareth Forrest
01752 222135
Email enquiries@listers.uk.com

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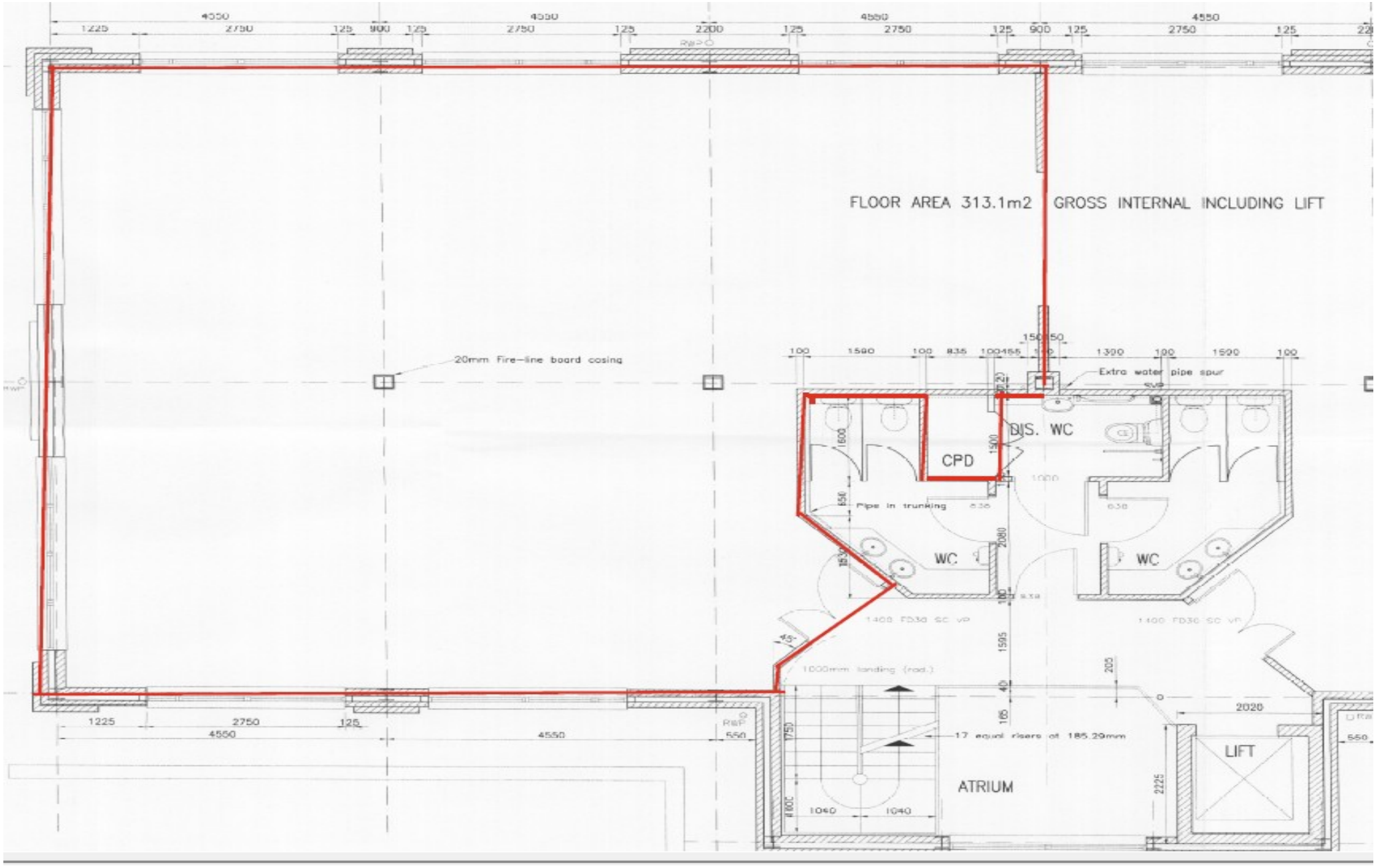
MORGAN SINCLAIR
Second Floor
First Floor
First Floor
Aria
Ground Floor
ASTER
Suite 2
Ground Floor


FLOOR AREA 313.1m2 GROSS INTERNAL INCLUDING LIFT
20mm Fire-line board casing
Extra water pipe spur
DIS. WC
CPD
Pipe in trunking
WC
WC
1000mm landing (nad.)
17 equal risers at 185.29mm
ATRIUM
LIFT