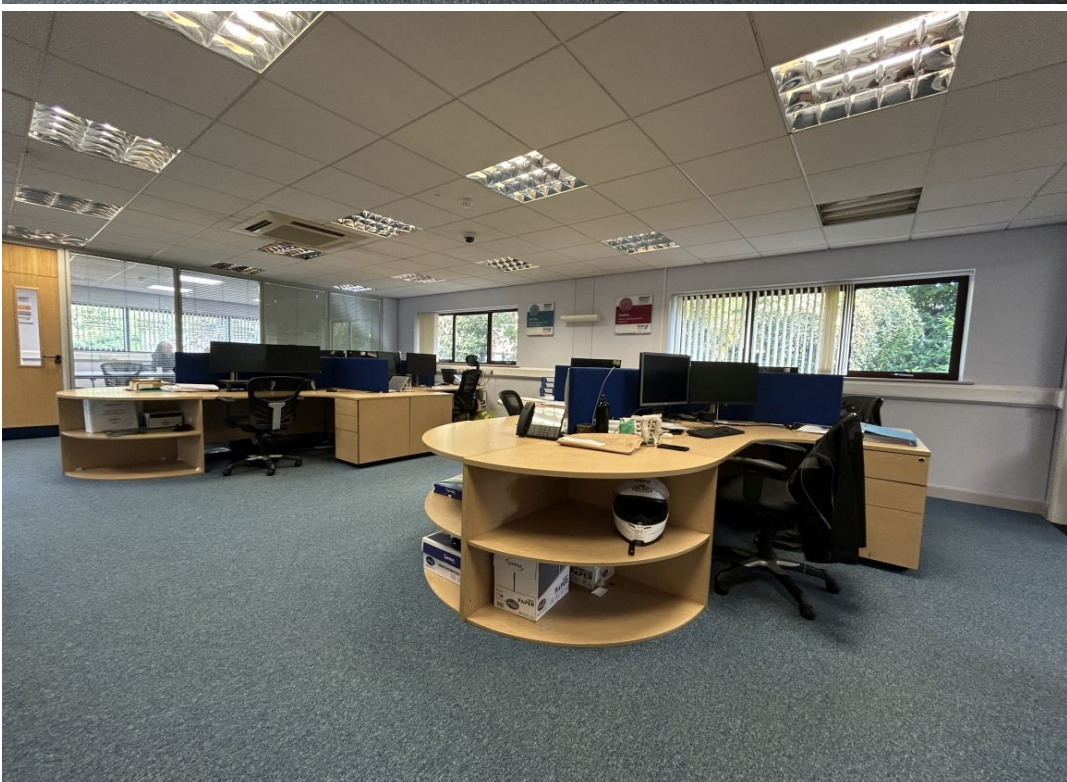




SUITE 5, ENVOY HOUSE, MARSH MILLS, PLYMOUTH, PL6 8LU

SECOND FLOOR OFFICE SUITE - TO LET £19,500pa

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.

Within the wider Parkway Court office campus, there are 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 attractive second floor office suite comprises open plan office with south west dual aspect outlook, fitted with double glazed windows, suspended ceiling part incorporating LED panel lighting and air conditioning. There are two meeting rooms which have a demountable wall allowing for a larger space if requires, ideal for a board room or management offices. The current tenant will be required to install a modest welfare/teapoint.

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.

Furniture - The furniture within the suite is potentially available should a tenant have any interest.

SCHEDULE OF ACCOMMODATION:

Floor Area: 1404sq.ft / 130sq.m

PLANNING:

The permitted use class is B1 Offices. Other uses within Class E may be considered.

SERVICES:

Electricity is sub-metered. Mains water.

SERVICE/ESTATE CHARGE:

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

LEASE TERMS: (subject to contract)

The property is available on new lease terms, subject to surrender, at an annual rental price of £19,500pa+VAT.

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 £17,750.

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 or joint agent Main Allen. Please contact:-

Gareth Forrest | 01752 858192 | Email gareth@listers.uk.com

Dermot Main | 07775 518078 | Email dermot@mainallen.com

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