



stratton
creber
commercial

property consultants

To Let

4th Floor, Salt Quay House, Sutton
Harbour, Plymouth, PL4 0BN

Arguably the most prestigious office accommodation in the City with 5 co-working desks available and also office suites

Ample parking available depending on client's needs

Flexible lease terms

Viewing by prior appointment with
Chris Ryland or Gavin Sagar

(01752) 670700

chrisryland@sccplymouth.co.uk

gavins@sccplymouth.co.uk

strattoncrebercommercial.co.uk

Location & Description

The City of Plymouth has developed into the principal conurbation in Devon, having a population in excess of 250,000 residents. It provides a comprehensive range of business, leisure and amenities facilities, together with employment opportunities. Plymouth is located on the A38 Expressway, the main arterial route through the County of Devon and is one of the principal routes into Cornwall. The A38 connects the national motorway network at Exeter approximately 40 miles to the north east of Plymouth. Plymouth also has a noted Naval port and Dockyard and benefits a railway station on the Penzance to Paddington main line.

The premises are located on Sutton Harbour, which boasts an enviable and unique position in the city and is within walking distance of the prime retail centre of Plymouth a short distance from the historic Barbican and Hoe. The Marina is widely accepted as one of the city's most existing and cosmopolitan areas both in terms of residential and commercial activity and has developed to an extremely desirable location for residential and commercial occupiers. Along with benefitting from the stunning views over Sutton Harbour Marina and beyond to Plymouth Sound.

The offices are fully furnished to a high standard, including a suspended ceiling, Category 2 lighting, Category 5 network cabling with full telecommunication and Broadband packages available. The business centre offers air conditioning, a business lounge with WiFi connection and reception with professional call answering and staff to meet and greet your clients. Meeting rooms are available to both tenant and non-residents.

Parking is available (5 different options) depending on client's needs. Further information is available from the centre team.

Lease Terms & Rent

All suites are available on a minimum of a flexible monthly agreement up to 24 months. Rental packages commence at a price of £188 pcm.

Energy Performance Certificate (EPC)

The property has been rated **B (41)**

Accommodation

People	Rent from (PCM)
2 desks available	£188
1	£292
2	£452
4	£1,038
12 - 16	£5,080

Rateable Value

Rateable Value available upon request. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk.

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

The landlord supports the code for leasing business premises in England and Wales 2007.



Plymouth Office

Farrer Court, 75 North Hill, Plymouth PL4 8HB
Tel: 01752 670700
Fax: 01752 221655

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