

TO LET

Sutton Harbour

Guys Quay, Plymouth, PL4 0ES

1,339 sq ft (124.4 sq m)



- Ground floor office suite
- Leasehold
- Prestigious waterfront location
- 4 parking spaces
- Potential for alternative Use
- New lease

Bruton Knowles
Plumer House, Tallyour Road, Crownhill, Plymouth, PL6 5DH
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Sutton Harbour

LOCATION

Sutton Harbour is Plymouth's closest waterfront to the City Centre and forms a block-gated marina and part of the historic harbour and Barbican, which is also home to the National Marine Aquarium, Mayflower Steps and numerous shops, bars and restaurants. Surrounding the Harbour is a number of prestigious flats and office developments including those of Foot Anstey, Bishop Fleming, Handelsbanken, Francis Clarke and a Regus Business Centre. The Vue Leisure Village and City Centre are within easy reach.

Sutton Harbour is at the heart of Plymouth's sensational waterfront and is perfectly placed to make the most of all Plymouth has to offer, from unparalleled historic landmarks to some of the city's largest and liveliest family attractions.

Sutton Harbour Marina occupies a unique location alongside Plymouth's historic Barbican.

Recent occupiers to the area include, Boston Tea Party, The Stable, Honky Tonk Wine Library and Handelsbanken

DESCRIPTION

Guys Quay is a unique premises offering water based accommodation serving currently as ground floor office space, although the premises could be suitable for an alternative use, subject to a necessary planning consent.

The unit is within Plymouth's main harbor and has an outlook and view across the waterside.

The self contained accommodation is on the ground floor with a reception area, 3 separate offices, 2 store rooms, kitchen and WC. There is demised parking for 4 vehicles adjacent to the premises.

ACCOMMODATION

	Sq ft	Sq m
Total (NIA Approx)	1,339	124.4

SERVICE CHARGE

A service charge applies to the building covering the maintenance and repair of the exterior of the building, common parts and the car parking areas. Further details are available from the marketing agents. An Estate Service Charge applies to the landlord's estate covering maintenance, security, cleaning, landscaping and general upkeep of the wider estate around Sutton Harbour.

ENERGY PERFORMANCE CERTIFICATE

To be commissioned

VAT

VAT is applicable

TENURE

The premises are available by way of a new lease length negotiable, to be drawn on effective full repairing and insuring terms. The rent is £20,000 PAX.



CONTACT

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