



# To Let

Second Floor,  
77 North Hill,  
Plymouth, PL4 8HB

Second floor office accommodation

Net floor area: 73.11 sq m / 787 sq ft

2 Parking spaces, public car park next door

Five minute walk from the city centre

Asking rent: £11,000 PAX

Viewing by prior appointment with  
Gavin Sagar or Chris Ryland

**(01752) 670700**

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## Location & Description

Plymouth is the largest city in Devon and Cornwall and one of the largest commercial centres in the South West with a residential population of approximately 250,000, predicted to rise within 10 years to 300,000. The city is situated on the east bank of the Tamar Estuary served by rail, flights and ferry links to destinations nationally and Europe.

The subject property is the end one of three and is a purpose-built office building located in the mixed-use area of North Hill to the north of Plymouth city centre and south of the retail centre and student area of Mutley Plain. Adjoining the property is a public car park and a variety of bars and restaurants are located within the vicinity. The city centre is within walking distance with all its shopping and leisure facilities. The property fronts on to one of the principal public transport routes to the A38 trunk road.

The property was constructed in the late 1980s as part of a development known as Farrer Court which comprises 3 attached office buildings. To the rear and serving all 3 buildings is a private car park within which 2 spaces are allocated.

The building is of brick and rendered block cavity construction under a pitched concrete tiled roof. The floors are concrete providing good sound insulation. Windows benefit from double glazing and there is gas fired central heating.

## Accommodation

(all areas and dimensions are approximate and are measured on a net internal basis unless otherwise stated)

**Second Floor:** 73.11 sq m 787 sq ft

## Tenure

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms, with a service charge to cover external maintenance and common parts costs. The quoting rental is to be £11,000 PAX.

## Rateable Value

We understand that the property is shown in the 2017 Rating List has having a rateable value of £6,200. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate (EPC)

The EPC rating for the property has been commissioned.

## VAT

The property is not registered for VAT.

## 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.

## Other

Under the Money Laundering Regulations 2017, Stratton Creber Commercial will require any prospective tenant to provide proof of identity along with any other associated documents prior to completion of the lease.

## Estate Agents Act 1979

As required by the Estate Agents Act 1979, we disclose that one of the landlords of this property is an employee of Stratton Creber Commercial.

Ref: 12798



### Plymouth Office

Farrer Court, 75 North Hill, Plymouth PL4 8HB

Tel: 01752 670700

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