



# To Let

Huxley House,  
Huxley Close, Plympton,  
PL7 4JN

A range of individual office suites available

Suites range from 23.92 sq m (257 sq ft) to  
223.01 sq m (2,400 sq ft) approx.

Flexible lease terms available

Car parking available

Viewing by prior appointment with  
Gavin Sagar or Chris Ryland

**(01752) 670700**

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[chrisryland@sccplymouth.co.uk](mailto:chrisryland@sccplymouth.co.uk)

## Location & Description

Plympton is located to the north east of Plymouth and grew rapidly in the 1970's with extensive new residential development. It now acts as a dormitory suburb to the city. It has a main line railway station and is located directly to the north of the A38. In recent years, there has been significant commercial development on the eastern boundaries of Plympton with new industrial and office developments at Langage. Huxley Close is located at the heart of the established Newnham Industrial Estate. It is accessed off Strode Road to the South of the B3147 which connects to the B3416 approximately 1 mile to the south west. The B3416 provides access to the A38 either at Marsh Mills to the west or Langage to the east.

Huxley House comprises a two-storey purpose-built office building with on-site car-parking. The first floor is sub-divided into a number of individual offices and offers a flexible choice and arrangement of the available space. The offices can be let individually or combined into a suite of offices. There is also the option to convert individual offices into larger open plan spaces. The first floor is currently available to be let as a whole.

## Accommodation

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

**Total First Floor Floor Area:** 217.75 sq m 2,343.87 sq ft

## Tenure

The premises are available by way of new leases, length negotiable, drawn on equivalent full repairing and insuring terms via a service charge. Rental prices on application.

## Rateable Value

We understand that, due to sub-division of the office space, the rates are yet to be assessed. 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 is D (76).

## VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable. *We have been informed that this property has not been elected for VAT, therefore no VAT will be charged on the rent. However, we suggest all interested parties make their own enquiries.*

## Legal Costs

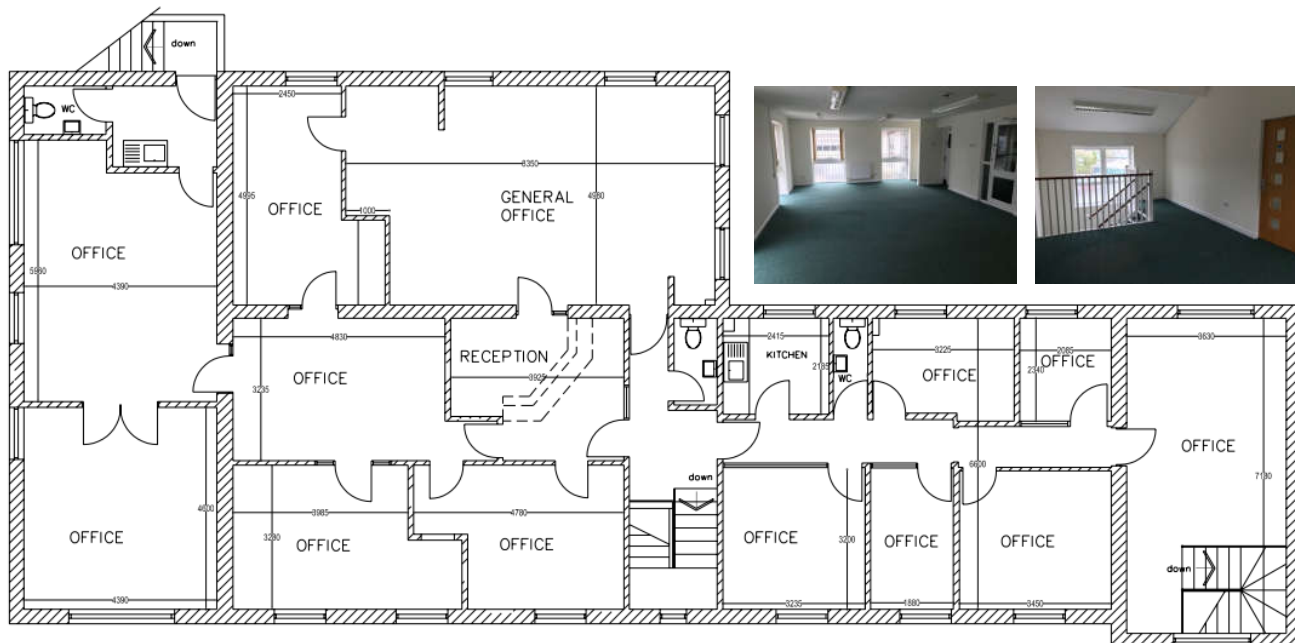
Each party to bear their own legal costs incurred in the transaction.

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

## Other

In line with The Money Laundering Regulations 2007, Stratton Creber Commercial are obligated to verify ID for all clients that are conducting property transactions through the Company.

Ref: 12416



### Plymouth Office

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