

TO LET

OFFICE

Osborne Place, 1 Osborne House, Lockyer Street,
Plymouth, Devon, PL1 2PU

First floor office suite in impressive Grade II Listed Building



696 Sq Ft (64.66 Sq M)

BK CODE
2944

OFFICE

LOCATION

Plymouth is located just over 40 miles from Exeter, 110 miles from Bristol and 220 miles from London. Plymouth is the closest city to Cornwall, enabling it to have a large catchment area. Plymouth itself has a population of approximately 250,000, more than double the population of Exeter, the second largest city in Devon, with an extended population of 350,000 within 12½ miles (20 kilometres) of the city centre.

The main focus of redevelopment is in the centre of the city, with projects underway in the Millbay and Devonport areas, which are due to continue into the lower older quarter of the city centre. The city is a major maritime centre for the navy and yachtsman alike. Plymouth is popular for water sports and there is a regular car ferry service to France and Spain. Plymouth is one of the main domestic navy ports in southern England and the largest navy base in Europe.

The city also boasts a modern University campus bringing exciting new prospects into the surrounding areas, with the teaching hospital and medical campuses.

There is a main line station within Plymouth providing a regular service to London Paddington and the remainder of the country to the north and local services throughout Devon and Cornwall. The city has good road links via the Devon expressway A38 to the M5 and A30 to the north.



DESCRIPTION

This is an Impressive Grade II listed building situated in the prime location on the historic Plymouth Hoe. The premises has been newly refurbished throughout with many original features.

The suite comprises 2 offices, with the front office overlooking the Hoe Promenade and Bowling Green. There is a base unit offering a tea/coffee point. There is a shared WC in the hallway approaching the suite.

2 parking spaces are available at the rear of the premises at £1000 per space per annum.

TERMS

The premises are available by way of a new lease, length negotiable, drawn on internal repairing and insuring terms at a rent of £8,000 per annum, subject to a contribution to service charge for the maintenance of the common parts.

2 parking spaces available at - £1000 pa per space

ENERGY PERFORMANCE CERTIFICATE -B

LEGAL COSTS

Each party to bear their own legal costs

VAT

All figures quoted are exclusive of VAT where applicable.

TO LET

£8,000 Per Annum Exclusive

VIEWING

By appointment with the SOLE AGENTS - Bruton Knowle

SCHEDULE OF ACCOMMODATION

64.66 m² (696ft²)

Subject to Contract & availability. These particulars are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, dimensions, references to boundaries and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or lessees should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. No employee or partner of Bruton Knowle had authority to make or give any representation or warranty as to the accuracy.