

TO LET

Sutton Harbour

North Quay House, Plymouth, PL4 0RA

4,066 sq ft (377.74 sq m)



- 4th floor office suite
- Leasehold
- Prestigious waterfront location
- 10 parking spaces
- Open plan
- Network cabled and air con'

Bruton Knowles

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CODE 3454

Sutton Harbour

LOCATION

Plymouth is located on the A38 Devon Expressway, the main arterial route through the County of Devon and is one of the principal routes into Cornwall. The A38 Devon Expressway 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.

Sutton Harbour over the past few years has been accepted as an office district with occupiers such as Foot Anstey, Francis Clark, Bishop Flemming, Handlesbanken, Beers Solicitors, Thompsons Solicitors, Health and Safety Executive and Sutton Harbour Holdings PLC. Along with benefitting from the stunning views over Sutton Harbour Marina and beyond to Plymouth Sound.

DESCRIPTION

The offices are fitted out to a high standard, including suspended acoustic ceilings, Category 2 lighting, Category 5 network cabling, air conditioning. There is a boardroom with a fully glazed curved frontage overlooking the harbour. The offices benefit from balconies overlooking the harbour.

Parking is available in the building car park situated to the rear of the property where there is an allocation of 10 spaces. By way of separate negotiation additional spaces can be secured in Lockyer's Quay multi-storey car park, which is situated some 2 minutes' walk from the subject premises. Further information is available via the marketing agents.

ACCOMMODATION

	Sq ft	Sq m
Total (NIA Approx)	4,066	377.7

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

This property has been rated a C (66).

VAT

VAT is applicable

TENURE

The premises are available by way of a new lease length negotiable, to be drawn on equivalent full repairing and insuring terms. The rent is £75,000 PAX.



CONTACT

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Important Notice

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