



# EXETER STREET, PLYMOUTH

Plymouth, PL4 0AP

**BK**

Bruton  
Knowles

est. 1862

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**CODE 5415**



# EXETER STREET, PLYMOUTH

Plymouth, PL4 0AP

Bruton Knowles, Plumer House, Tailyour Road,  
Plymouth, PL6 5DH

Mark Slade 01752 936101

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## TO LET – NEW LEASE

### LOCATION

Plymouth is the largest city in Devon and Cornwall and one of the largest regional centres in the South West with a residential population of approximately 250,000 inhabitants which is projected to rise within the next 10 years to approximately 300,000. Plymouth is situated on the border with Cornwall in the picturesque county of Devon and is easily accessible with the main A38 located circa 2 miles north of the city centre, running west into Cornwall over the Tamar Bridge and connecting with the

M5 motorway at Exeter some 50 miles to the north-east. Plymouth also benefits from a railway station on the main Penzance to Paddington line and a cross channel ferry terminal.

Prominently situated on Exeter Street, one of the main arterial roads into the city centre. The property is in close proximity to Sutton Harbour and Plymouth City Centre with Drakes Circus shopping centre located just to the west of the subject property. The main Plymouth University campus is a short walk away, as are other office buildings such as Salt Quay House, North Quay House and Mast House.

### DESCRIPTION

The premises are located on the ground floor of a residential apartment development, the accommodation has recently traded as a gymnasium and offers highly prominent, mainly open-plan space that would be suitable for a variety of uses (Subject to Planning).

Internally the premises benefit from reception area, kitchen, changing rooms and the accommodation has full height windows to the front and rear elevations.

The building itself is situated between the Department of Work and Pensions offices and The Jurys Inn Hotel, with the main entrance immediately off Exeter Street.

The premises current use is D2 (Gymnasium).

Available by way of a new effective full repairing and insuring lease, subject to a contribution to a service charge.

### ACCOMMODATION

All areas and dimensions stated are in accordance with the Code of Measuring Practice

	Sq ft	Sq m
Total Area of remaining 'space'	7585	704.6

### ENERGY PERFORMANCE CERTIFICATE

EPC commissioned

### TERMS and VAT

Available by way of a new effective full repairing and insuring lease, subject to a contribution to a service charge. All figures quoted are exclusive of VAT.

### BUSINESS RATES

Assessed as Gym and premises. Rateable value £54,000pa.



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