



## ROOM 204, 2<sup>ND</sup> FLOOR OFFICE SUITE, STUDIO 5-11, MILLBAY ROAD



# STUDIO 5-11, MILLBAY ROAD

Plymouth, PL1 3LF

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

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RENT £2,400 PAX

## LOCATION

Plymouth is the largest city in Devon and Cornwall and has one of the largest retail centres in the South West, with a residential population of approximately 250,000 inhabitants. It is situated on the border with Cornwall in the picturesque County of Devon and is easily accessible, with the main A30 running through the heart of the city west into Cornwall over the Tamar Bridge and east to the M5 motorway into Exeter, Bristol and beyond.

The City offers a range of retail, business and leisure amenities, together with the principal source of employment, namely Devonport Dockyard. The City forms part of the national rail network being located on the Penzance to Paddington main line and has ferry links to European destinations

## DESCRIPTION

A 2nd floor office suite located within Studio 5-11, a popular, busy office building on an arterial route close to Plymouth City Centre.

The premises comprise a single office suite. There are shared kitchen and WC facilities.

Car parking is available to the rear of the building by separate negotiation.

## ACCOMMODATION

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

	Sq ft	Sq m
Total area	158	14.69

## ENERGY PERFORMANCE CERTIFICATE

EPC – B -44

## VAT

All figures quoted are exclusive of VAT

## TENURE

Available by way of a new full effective repairing and insuring lease, length negotiable at an initial rent of £2,400 pax.

## BUSINESS RATES

The premises have a rateable value of £2,150

## VIEWING

By appointment with the SOLE AGENTS

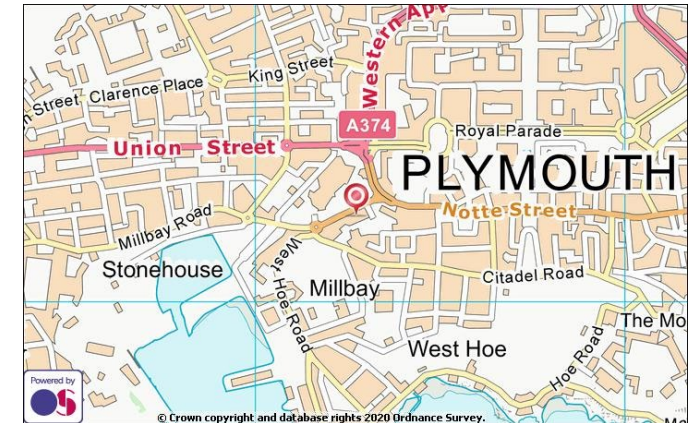
Bruton Knowles

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## LOCATION PLAN



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