



### KEY HIGHLIGHTS

- 4,000 SQ FT OFFICE SPACE TO LET
- SPECTACULAR VIEWS OVER THE CITY
- PRIME CITY CENTRE
- TRAIN STATION 10 MINUTE WALK
- ACCESS TO 400 SPACE CAR PARK DIRECTLY BELOW WITH DEDICATED CAR PARKING AVAILABLE

## UNIT 15, THE BARCODE AT DRAKE CIRCUS PLYMOUTH PL4 OFE

### DESCRIPTION

This is a rare opportunity for a growing office business to occupy a spectacular rooftop space in the heart of Plymouth City Centre.

The space is located on the top floor of The Barcode near to Drake Circus and is accessed via a passenger lift at ground floor level. The unit extends to approximately 4,000 sq ft (240 capacity) over one floor and is beautifully light and spacious with good floor to ceiling height and incredible views over the City.

### ACCOMODATION

ROOFTOP	4,144 sq ft	385 sqm
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### LEASE

Flexible lease term available – term to be agreed.

### RENT

£65,000 per annum plus VAT, exclusive of business rates.

### Business Rates

Being assessed

### Service Charge

Approx. £10psf

### Energy Performance Certificate

EPC is available upon request.

### Planning

The premises benefits from E Class planning permission.

### Legal Costs

Each party to bear their own legal costs as part of this transaction.

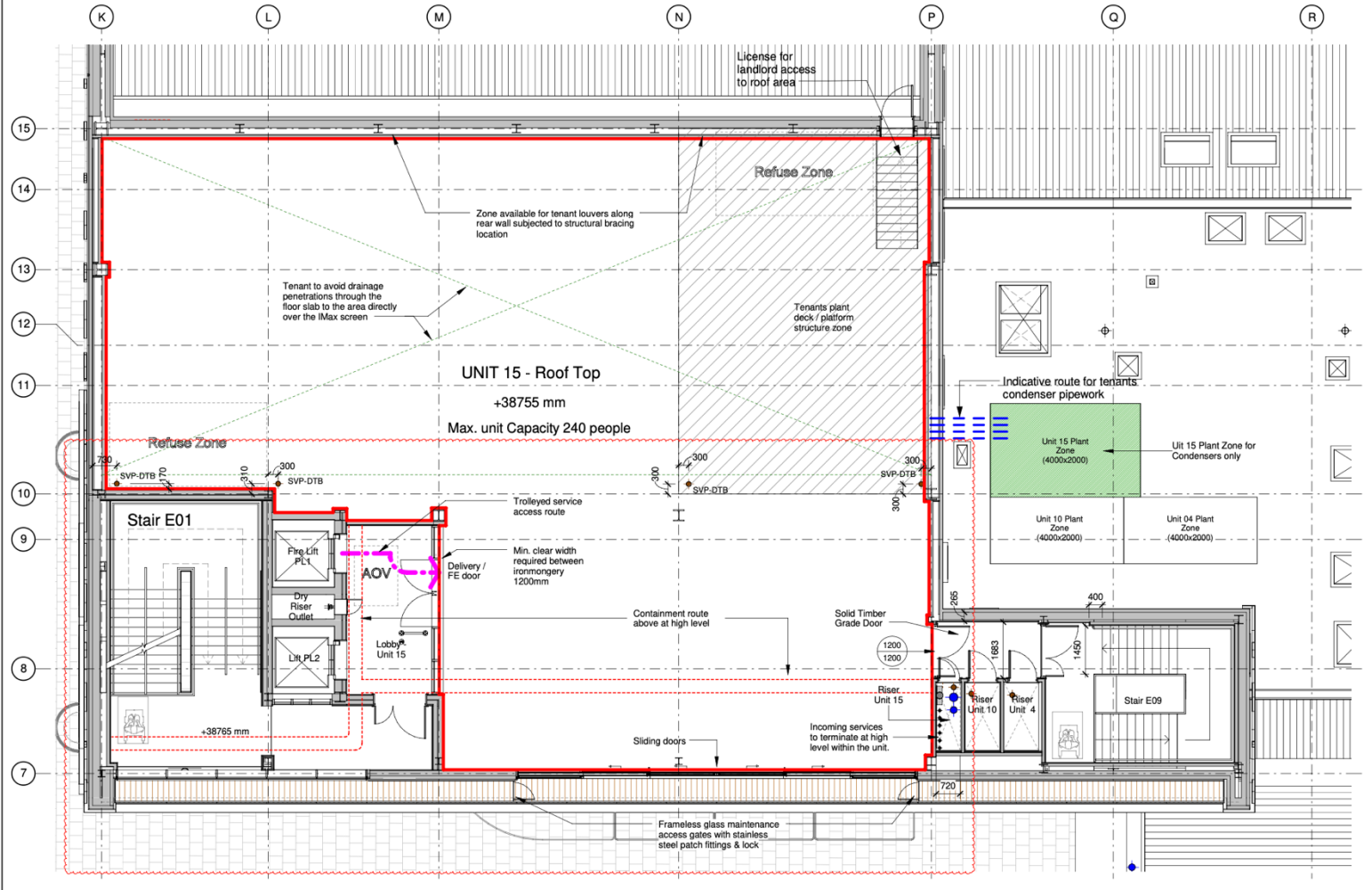
### Further information and viewings:

Please contact sole agent

### Sally French

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These set of particulars are a general guide to the property, and do not constitute an offer or a contract. They are issued without the responsibility of the Vendor Sally French Commercial. All of the information provided is deemed to be correct, but any potential purchasers should not rely on them as statements or representation of fact. All negotiations must be carried out via Sally French Commercial



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