



GROUND FLOOR OAKFIELD PRESS, ELLIOTT ROAD, PLYMOUTH, PL4 0SB

TO LET £15,000pa

Listers
PROPERTY CONSULTANTS

LOCATION:

Located In Elliott Road, just outside the City Centre with a good road link to the A38 via a dual-carriageway the A374. Nearby occupiers include National Grid, Plymouth Self Storage, Go-Outdoors, The Gym Group, Screwfix, GSF Car Parts, and Crown Decorating Centre.

DESCRIPTION:

Self-contained, ground floor business space offering an entrance foyer leading to an open plan spacious studio area. There are two offices, one of which has a tea point and could be used as a breakout area. To the rear of the unit there are WC facilities with a changing room.

Externally, there is gated and fenced linear parking area for approx. 6 vehicles and nearby on road parking.

SCHEDULE OF ACCOMMODATION:

Area	Sq Ft	Sq M
Studio	1,371	127
Office 1	153	14
Office 2	153	14
Ancillary	125	12
Entrance Foyer/Reception	67	6
Total	1,869	174

SERVICE CHARGE:

There is a service charge of £3,000pa to include water, heating, electric and business rates.

LEASE TERMS:

The property is vacant and available now on new lease terms at an annual rent of £15,000pa.

VAT:

The above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs.

BUSINESS RATES:

Included in the service charge.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Rating for this property is E (111).

ANTI-MONEY LAUNDERING:

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:-

Leigh Robinson

01752 222135

Email enquiries@listers.uk.com

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