



# To Let

**First and Third Floor,  
Prideaux Court,  
Palace Street,  
Plymouth, PL1 2AY**

Contact our agent:-

**Joanne High**

**01752 234123**

✉ [jhigh@vickeryholman.com](mailto:jhigh@vickeryholman.com)

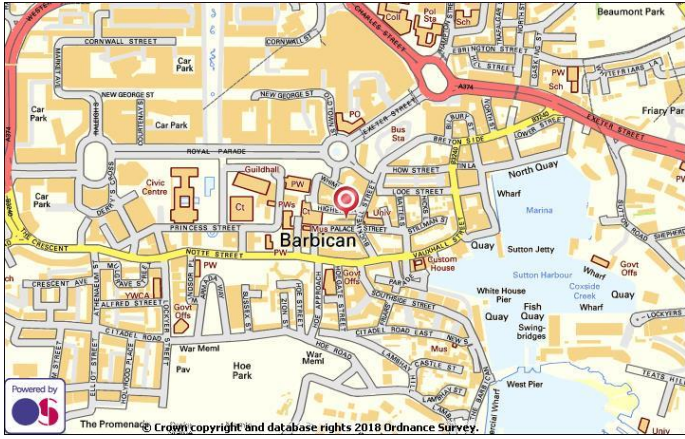
[www.vickeryholman.com](http://www.vickeryholman.com)

## SUMMARY

- Quality office space
- Newly refurbished
- First floor – 148.6 sq m (1,600 sq ft)
- Third floor – 153.3 sq m (1,649 sq ft)
- Mainly open plan
- From £12,000 per annum exclusive
- Inclusive of 2 car parking spaces per suite
- **TENANT INCENTIVES AVAILABLE**

**Vickery Holman**





**DESCRIPTION**

Prideaux Court comprises an imposing 5-storey office building that still retains its original character and features from its rich history, whilst still providing good quality office space.

The suites are mainly open plan area with the first floor having a small partitioned office. The suites also benefit from a separate kitchen area, gas central heating, lift access, lobby area with secure access and separate WCs for each floor.

**LOCATION**

Prideaux Court is prominently located on the junction between Palace Street and Buckwell Street, close to the City Centre of Plymouth. It is well positioned between the main retail sector and the historic Barbican area being close to the Magistrates Court.

**ACCOMMODATION**

All areas are approximate and measured in accordance with the RICS Code of Measuring Practice, 2<sup>nd</sup> Edition on a net internal basis.

	SQ M	SQ FT
First Floor	148.6	1,600
Third Floor	153.3	1,649

**SERVICES**

It is understood that mains electricity, gas, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

**BUSINESS RATES**

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £15,000 for the first floor and £14,250 for the third floor. Therefore making the rates payable £6,990 pa for the first floor and £6,641 pa for the third floor. Interested parties are advised to confirm the rating liability with Plymouth City Council.

**TERMS**

The suites are available by way of new effective full repairing and insuring leases on terms to be agreed.

Tenant incentives are available, subject to financial status.

**RENT**

First Floor: Year 1 - £12,000 pa.  
Year 2 - £14,400 pa.  
Year 3 - £16,800 pa.

Third Floor: Year 1 - £12,400 pa.  
Year 2 - £14,850 pa.  
Year 3 - £17,300 pa.

Subject to a 3 year term and financial status.

**SERVICE CHARGE**

A service charge is levied for the upkeep of services, repairs and maintenance of the building. Further details are available on request.

**LEGAL FEES**

Each party to be responsible for their own legal fees in relation to this transaction.

**VAT**

We are advised that this property is elected for VAT and therefore VAT will be charged on the rent and service charge.

**EPC**

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**JOINT AGENT**

Monk and Partners  
John Slade  
T: 01752 255222  
E: [johns@monkandpartners.co.uk](mailto:johns@monkandpartners.co.uk)

[www.vickeryholman.com](http://www.vickeryholman.com)

Plymouth Office  
2<sup>nd</sup> Floor, 26 Lockyer Street,  
Plymouth, Devon, PL1 2QW



**RICS**

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Vickery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk) for further information.

Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- 1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract;
- 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them;
- 3) No person in the employment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property.

SUBJECT TO CONTRACT