

11 OLD TOWN STREET



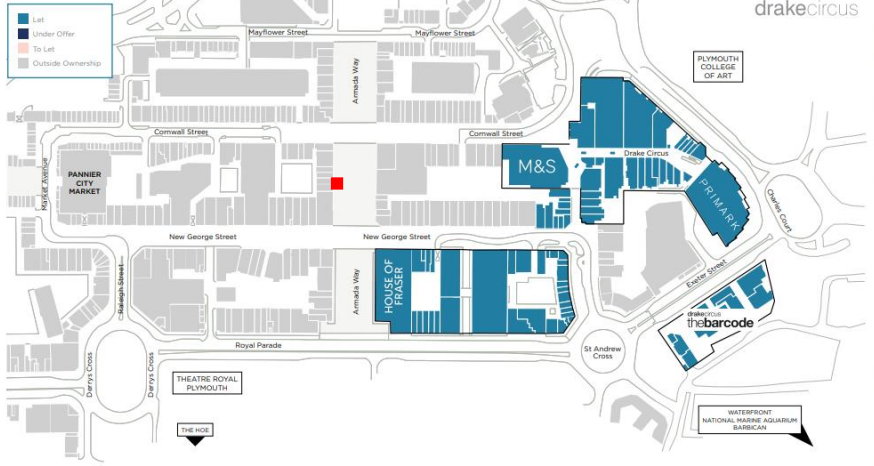
SERVICE CHARGE
23/24: £3,682

SQ. FT: 1,147

BUSINESS RATES
(EST): £12,079

QUOTING RENT:
£23,000

TOWN CENTRE OVERVIEW



Plymouth Estate
Gross Internal Area
1,350,000 sq ft

Number of Units
120

Parking
1,670

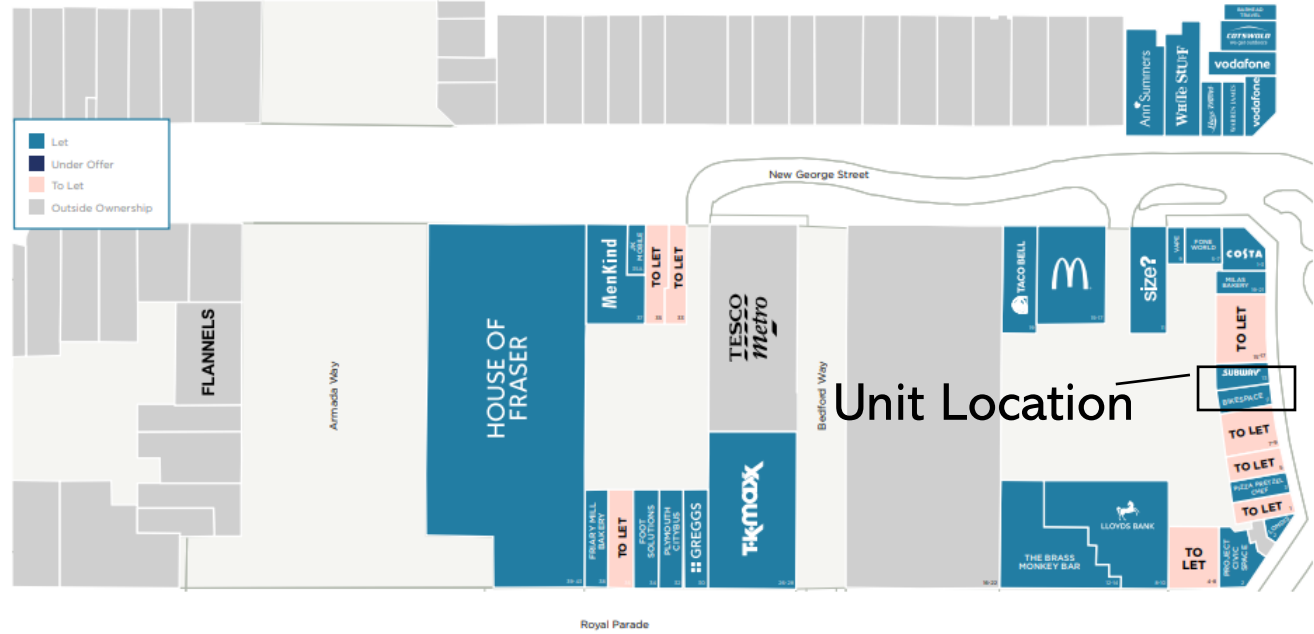
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NEW GEORGE STREET & ROYAL PARADE ESTATE



■ Let
■ Under Offer
■ To Let
■ Outside Ownership

Unit Location

New George Street, Royal Parade and Old Town Street
Gross Internal Area
690,000 sq ft

Number of Units
40

Parking
1,270

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Opens to Old Town Street, with Back of House (Ground Floor) access to service yard at the rear.



GROUND FLOOR FRONT OF HOUSE



**Double stairwell that leads up from the
Ground floor to FF & SF**



FIRST FLOOR FRONT OF HOUSE



Second Floor Front of House

BACK OF HOUSE

1 x bathroom / x2 toilet cubicles,
1x staff kitchen area.



INFRASTRUCTURE / UTILITIES



Water supply - present, active.

Legionella Controls - Weekly Flushing



Kitchen extract - NONE PRESENT



Fire Alarm - PRESENT

Certification due - In date as commissioned in July 2022



Additional Certification : Asbestos Reports, Fire Risk Assessment,, Lightning protection.



Fixed Electrical Testing - CERTIFIED
Certification due - EICR done in July 2022 (valid for 5 years)



Toilet facilities - PRESENT

(BOH Only, 2 x cubicle, second floor)



Lifts - NONE PRESENT



CAD Plans - AVAILABLE on request

AVAILABLE SERVICES



ELECTRICITY

MPAN Number:

2200010272116

Meter Location:

Under Stairs.

Supplier:

British Gas



WATER

Meter Number:

06M367176

Meter Location:

Outside Rear door

Supplier:

Southwest Water



FIRE ALARM

Make / Model:

Trinity Fire & Security

Installed:

Yes

Panel Location:

GF on left as you enter

- OUTDOOR SEATING
- VIBRANT SPACE
- COMMUNITY FEEL
- VARIED OFFERINGS
- MODERNISED ATMOSPHERE
- LINKS TO DRAKE CIRCUS & THE BARCODE



OLD TOWN STREET – COMING SOON