



**OFFICE 3, 15 APSLEY ROAD, PLYMOUTH, PL4 6AR**

**TO LET £6,500pa+VAT**

**Listers**  
~ PROPERTY CONSULTANTS

**LOCATION:**

The offices are conveniently located on Apsley Road within the former Royal Eye Infirmary building, only a short distance from both Mutley Plain and Plymouth City Centre. The property also benefits from being only a few minutes away from Plymouth Railway Station which provides regular services to both London Paddington and Cornwall.

**DESCRIPTION:**

Modern office accommodation within the historic former Royal Eye Infirmary building. This office has been converted to a high standard with LED lighting, door entry system and carpeting and has its own kitchenette facility. Access is via a shared corridor with communal WC and shower facility. There is one allocated parking space within the grounds.

**SCHEDULE OF ACCOMMODATION:**

Gross Internal Area: 319sq.ft / 30sq.m

**LEASE TERMS:**

The property is available subject to surrender of existing lease, new lease terms to be agreed.

**SERVICE CHARGE:**

There is a service charge levied of £650+VAT which includes water and electricity.

**VAT:**

All the above rentals are quoted exclusive of VAT.

**LEGAL COSTS:**

Each party to bear their own costs.

**BUSINESS RATES:**

We refer you to the website: [www.tax.service.gov.uk/view-my-valuation/search](http://www.tax.service.gov.uk/view-my-valuation/search) To find out how much business rates will be payable there is a business rates estimator service via the website.

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating for this property is B (36).

**ANTI-MONEY LAUNDERING:**

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

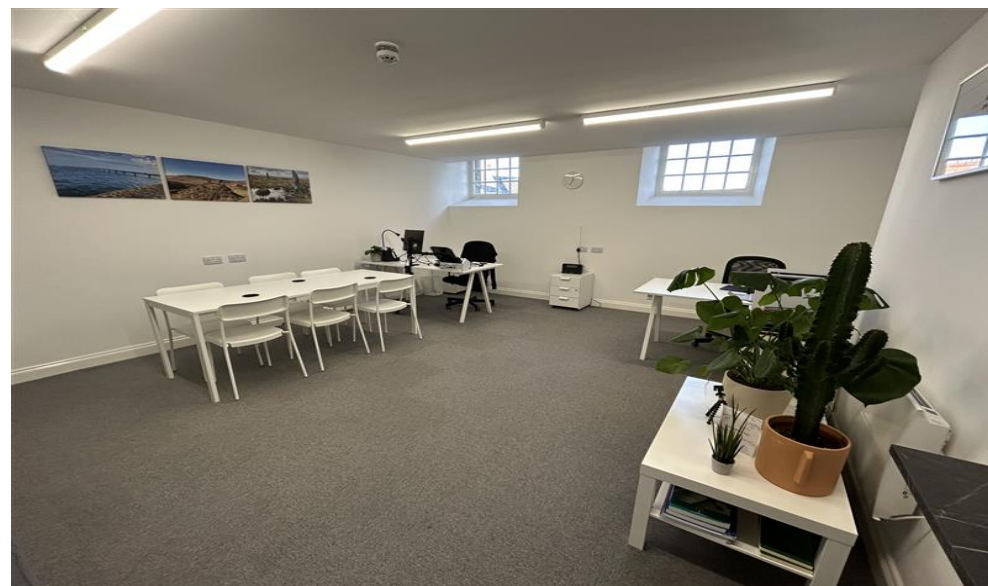
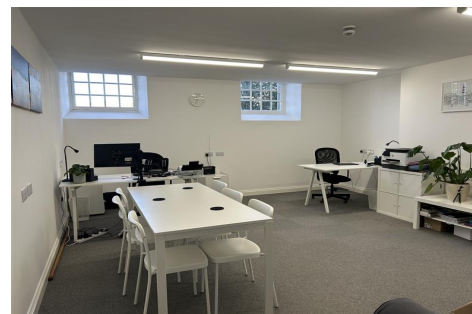
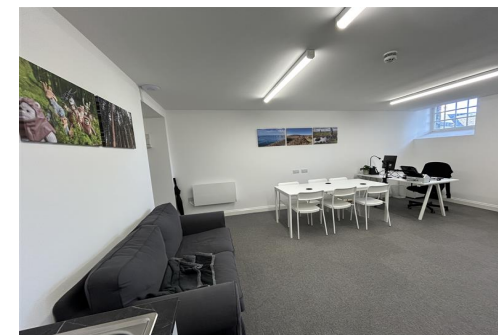
**VIEWING AND CONTACT INFORMATION:**

Strictly through Listers. Please contact:-

**Leigh Robinson**

01752 222135

Email [enquiries@listers.uk.com](mailto:enquiries@listers.uk.com)





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