

15-17 OLD TOWN STREET



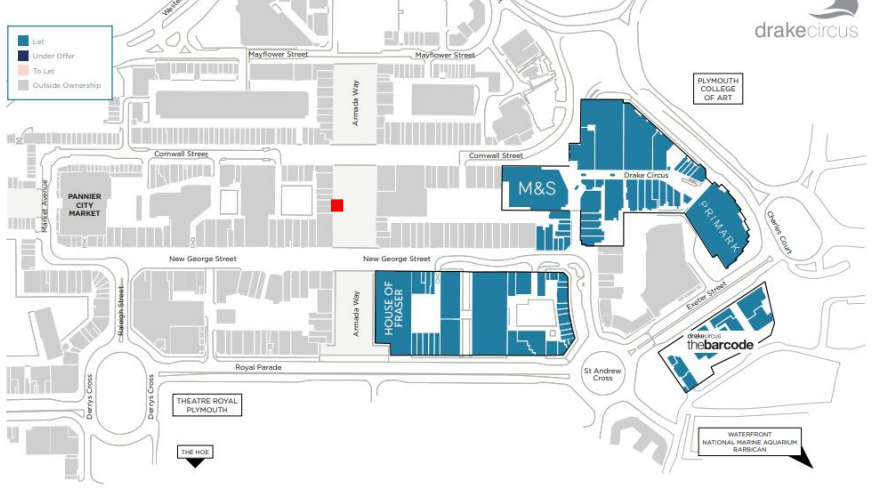
SERVICE CHARGE
23/24: £26,163

SQ. FT: 5,481

BUSINESS RATES
(EST): £44,863

QUOTING RENT:
£82,000

TOWN CENTRE OVERVIEW



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

Number of Units
120

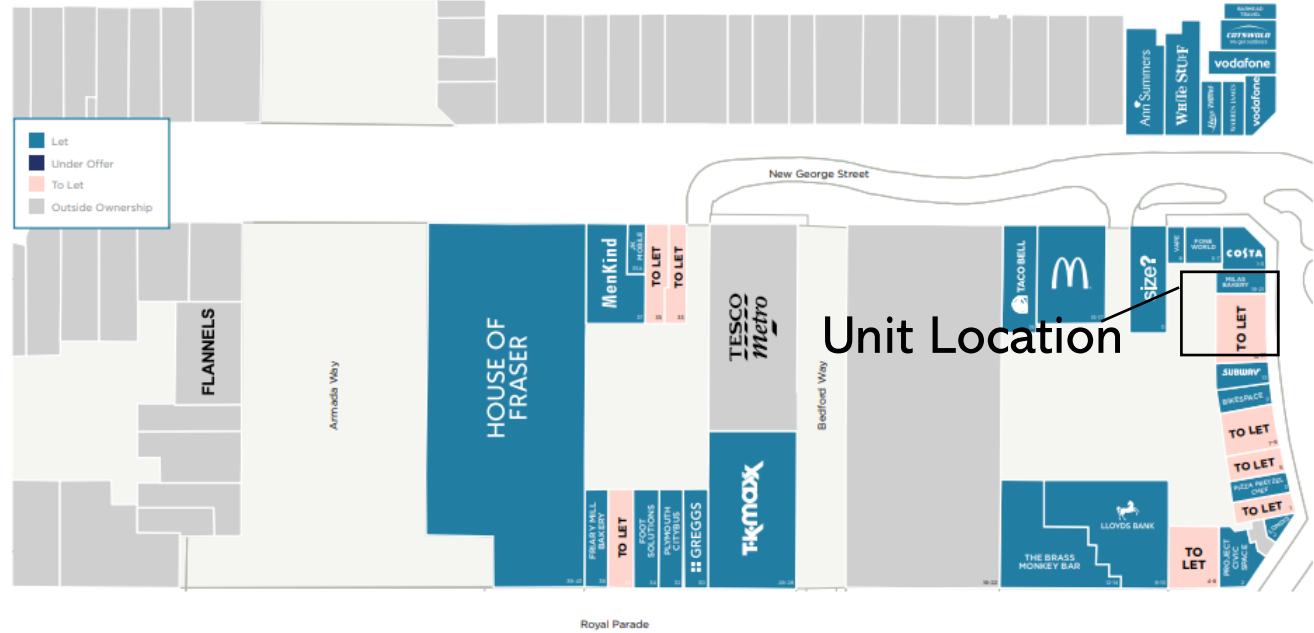
Parking
1,670

CUSHMAN & WAKEFIELD
Toby Sykes
01425 250200 toby.sykes@cushwake.com
James Marrett
01425 250200 james.marrett@cushwake.com
Dominic Bouwett
01425 250200 dominic.bouwett@cushwake.com

SMITH YOUNG
Simon Cole
01425 250200 simon.cole@smithyoung.co.uk
James Martin
01425 250200 james.martin@smithyoung.co.uk
Richard Padley
01425 250200 richard.padley@smithyoung.co.uk

British Land
Kate Lee - Leasing Manager
01425 250200 kate.lee@bristoland.com
Alicia Kewen - Leasing Manager
01425 250200 alicia.kewen@bristoland.com
Jonathan Brookes - Asset Manager
01425 250200 jonathan.brookes@bristoland.com
Emma Padgett - Asset Manager
emma.padgett@bristoland.com

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.



BACK OF HOUSE

2x bathroom / x6 toilet cubicles, x4 staff/store areas

X1 walk in freezer area

Plentiful back of house area over 3 levels



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)

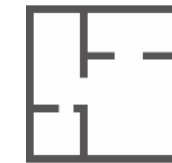


Toilet facilities - PRESENT

(BOH Only, 2 x cubicle, second floor)



Lifts - NONE PRESENT



CAD Plans - AVAILABLE on request

AVAILABLE SERVICES



ELECTRICITY

MPAN Number:

2200030071197

Meter Location:

Back of house store room near rear exit

Supplier:

British Gas



WATER

Meter Number:

11T 109003

Meter Location:

Outside Rear door

Supplier:

Southwest Water



FIRE ALARM

Make / Model:

Abel

Installed:

Yes

Panel Location:

GF bottom of back of house fire escape stairs



AIR CONDITIONING

Make / Model:

Toshiba

Installed:

Yes

Panel Location:

Ground floor



INTRUDER ALARM

Make / Model:

Abel

Installed:

Yes

Panel Location:

On Left inside main door

Unit also contains a Gas meter, Heating tank, water flo system.
All within a back of house storeroom on 3rd floor. Ample systems for all types of businesses

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



OLD TOWN STREET – COMING SOON