

TO LET

GRADE A CITY CENTRE OFFICES

GROUND & FIFTH FLOORS

OLD TREE COURT

BRETONSIDE PLYMOUTH PL4 0BD



OLD TREE COURT

- ◆ City Centre Offices Available Together or Separately
- ◆ Two Floors of Grade A offices
- ◆ Ground Floor Suite with prominent main road frontage
- ◆ Top floor Suite with panoramic views
- ◆ Secure Basement Car Parking



ACCOMMODATION

The property comprises a self – contained ground floor unit on the Breton Side elevation with separate side access and parking and the top floor of an impressive 7-storey Grade A block of offices, built in around 2007 with southerly views over Sutton Harbour.

The ground floor unit is self – contained with it`s own entrances and has a reception, individual offices and meeting rooms.

The building is served by 3 passenger lifts, cycle storage, shower facilities and secure basement car parking.

There is a car space to the side and additional basement parking subject to availability at an extra charge.

The specification includes carpeted, raised compartmental access flooring, air conditioning and an acoustic suspended ceiling incorporating LED lighting.

Each floor has its own WC and kitchen facilities.



LOCATION

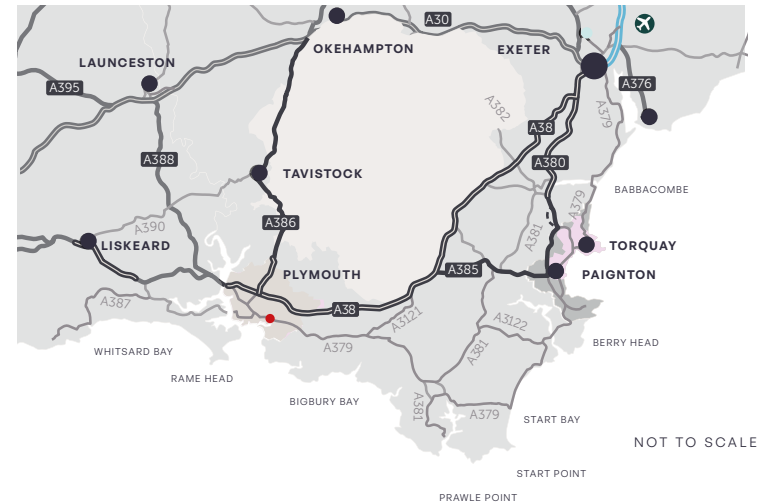
Plymouth is the largest city on the south coast of England, with a resident population of 250,000.

The city benefits from a mainline railway station with services to London (Paddington) in just over 3 hours, a covered-mall shopping centre and a multiplex leisure facility.

The M5 motorway becomes the A38 at Exeter and links the city to Cornwall and the motorway network.

Exeter Street forms the main City Centre arterial road access from the east and the building presents an impressive, glazed facade to the busy thoroughfare.

Bretonside is also a busy thoroughfare linking to the harbourside , Notte Street and the Hoe.



SERVICES

All mains services are connected to the property, including Superfast broadband availability.

The ground floor unit is self - contained and therefore has a nominal service charge

EPC

Energy Performance Certificate Rating: D 83.

TERMS OF AVAILABILITY

The floors are available to Let by way of new leases on flexible full repairing and insuring terms. For details of rent and other outgoings contact the agents.

Parking spaces will be at an extra charge.

BUSINESS RATES

Rateable Value (2023): UBR multiplier 2025/26: 55.5 p in the £.
Ground Floor £48,250
5th Floor £95,000

LEASE TERMS

For details of quoting rent contact the agents.

LEGAL COSTS

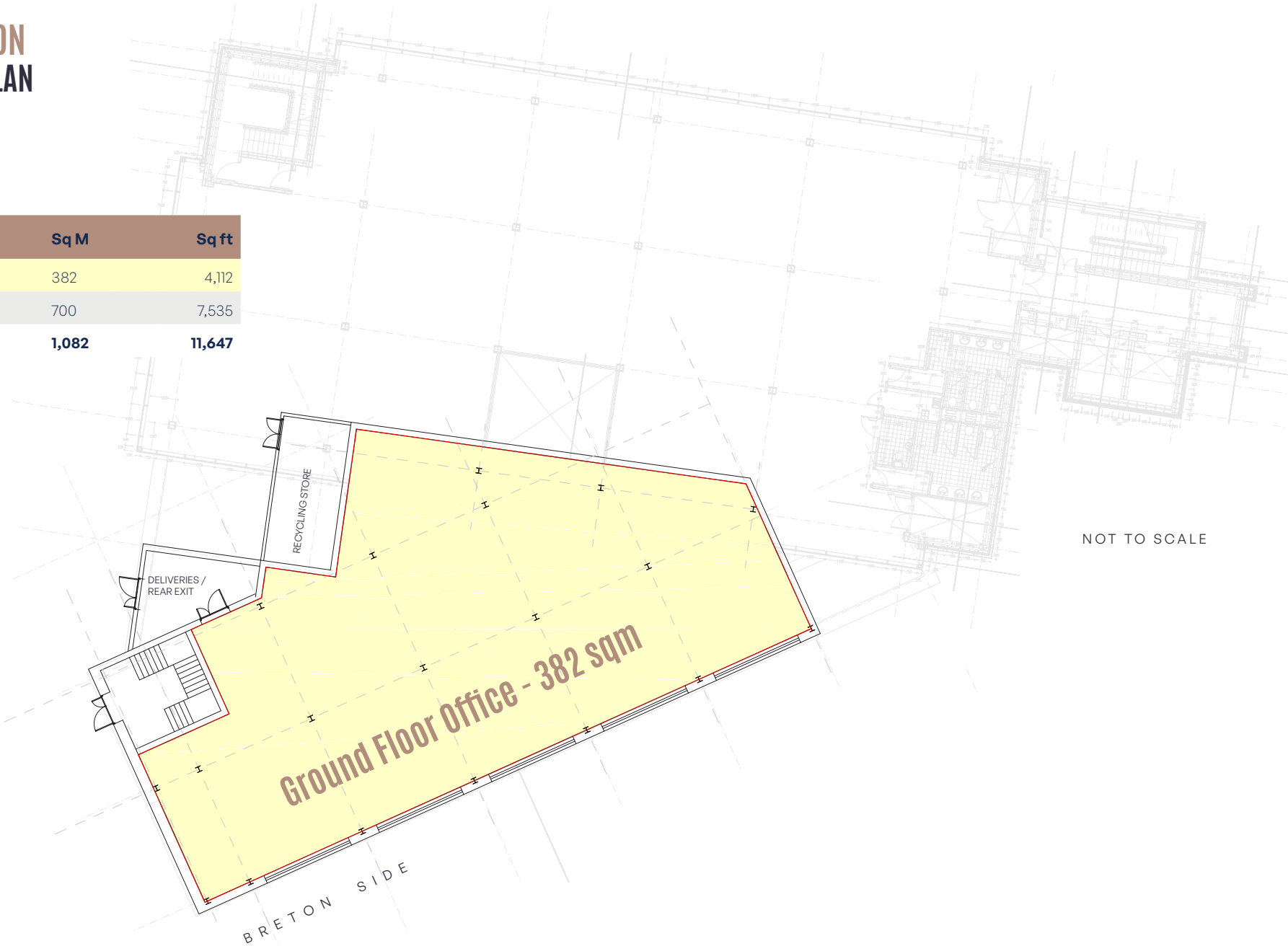
Each party to bear their own legal costs in the transaction.

VAT

VAT will be charged on the rent.

ACCOMMODATION GROUND FLOOR PLAN

Floor	Sq M	Sq ft
Ground floor	382	4,112
Fifth floor	700	7,535
TOTAL	1,082	11,647



ACCOMMODATION
FIFTH FLOOR PLAN



Floor	Sq M	Sq ft
Ground floor	382	4,112
Fifth floor	700	7,535
TOTAL	1,082	11,647



FURTHER INFORMATION

Viewing and further information strictly by appointment only with the agents:



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Anti-Money Laundering (AML)
A successful purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

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