

Salt Quay House

Mezzanine & Second Floor

Salt Quay House
Sutton Harbour, Plymouth
Devon, PL4 0BN



HECTOR PEARCE



Property Summary

- Prestigious offices within Salt Quay House, Sutton Harbour, Plymouth close to the Barbican, Hoe, and city centre amenities.
- Exceptional waterfront position with panoramic views over Sutton Harbour Marina and Plymouth Sound.
- High-quality specification including air conditioning, suspended ceilings, and raised access floors.
- Atrium reception with concierge services.
- Parking available nearby.
- Vibrant mixed-use environment with restaurants, cafés, apartments, and leisure nearby

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Property Location

Salt Quay House occupies a prime position within Sutton Harbour, widely regarded as the most desirable commercial and residential quarter in Plymouth. The location combines marina-side tranquility with city centre convenience, offering a vibrant mix of offices, apartments, restaurants, and waterfront amenities. Sutton Harbour is within easy walking distance of the historic Barbican, with its cobbled streets, independent cafés, and maritime heritage, and just a short stroll to Plymouth Hoe, renowned for its sweeping sea views and open green spaces.

The city's main retail district and the Drake Circus Shopping Centre are also within a few minutes' walk. Plymouth itself is the principal city in Devon, with a population of over 250,000 and a strong economic base supported by its Naval dockyard, university, and growing technology and marine sectors. The City now has Freeport status.



Excellent transport links include:

- A38 Expressway connecting to the M5 at Exeter (approx. 40 miles).
- Mainline rail services to London Paddington and regional destinations.
- Plymouth Ferry Port with routes to France and Spain.

This enviable combination of accessibility, setting, and amenities makes Salt Quay House an outstanding location for any business seeking a professional image and a dynamic environment.

Property Location

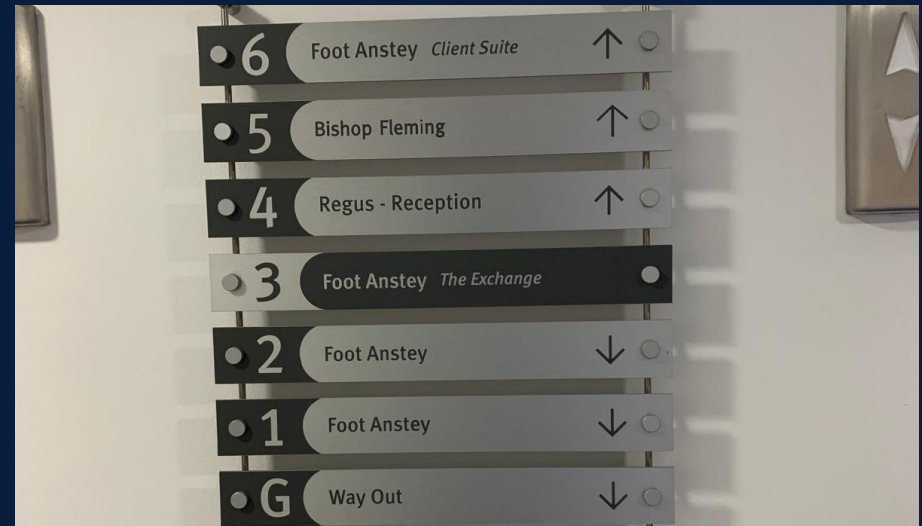


Property Description

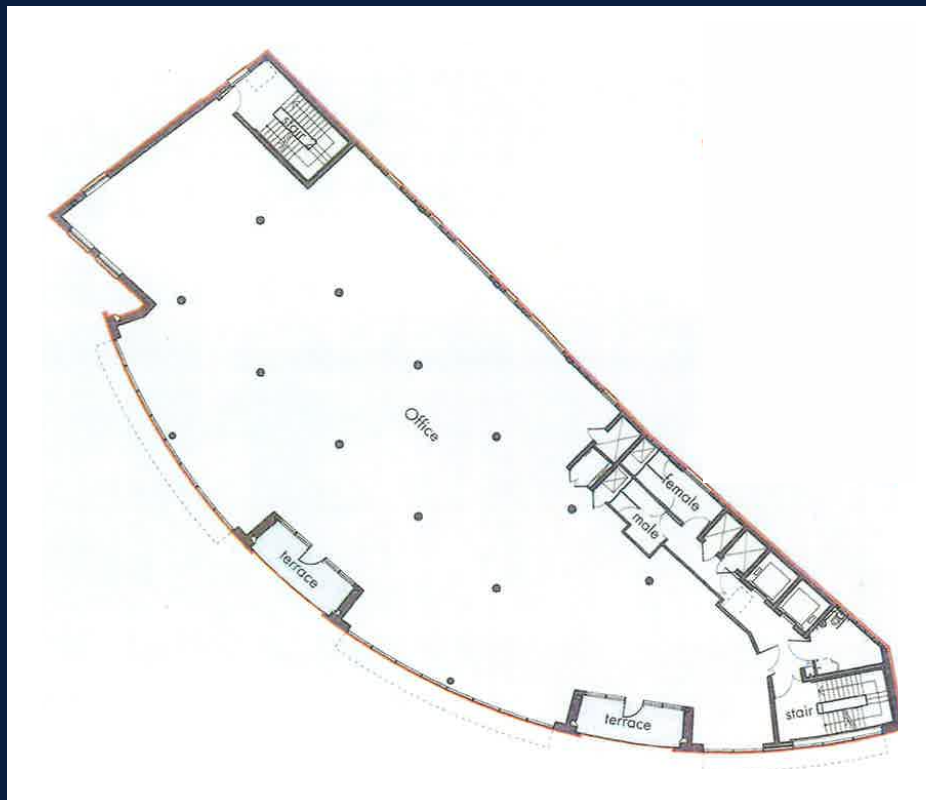
- Salt Quay House provides high-specification offices arranged to suit a range of occupier needs.
- The mezzanine office is accessed from the atrium reception and has an external breakout area.
- The second floor is also available and is mainly open plan with meeting rooms reception area and balconies.

Key features include:

- Modern, air-conditioned offices with suspended ceilings incorporating CAT 2 lighting.
- Meeting rooms available for tenants and visitors.
- Flexible parking solutions .



Floor Plans



Second Floor



Mezzanine

Property Accommodation

Measured on a Net Internal Area basis the accommodation comprises:

Floor	Area (sq m)	Area (sq ft)
Ground Floor Mezzanine	43.85	472
Second Floor	551.83	5,940

Energy Performance Certificate

The mezzanine has achieved an EPC rating of C. The second floor has achieved an EPC rating of B.

Planning

The premises have planning for office use.

Legal Costs

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

Terms

The floors are available to let on new contributory full repairing and insuring leases on terms to be agreed. For further information on quoting terms and service charge contact the agents.

Anti-Money Laundering

Anti-money laundering ('AML') legislation require estate and letting agents to verify the identities of parties involved in property transactions and to determine the legality of funds supporting a property transaction. A party interested in this property transaction must provide certain AML information and documents to the landlord's agent. This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the property transaction.

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Intelligent real estate



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