



WAREHOUSE AND OFFICES

Faringdon Road, St Judes, Plymouth, PL4 9ER



FARINGDON ROAD

Plymouth, PL4 9ER

Bruton Knowles, Plumer House, Tailyour Road,
Plymouth, PL6 5DH

Mark Slade 01752 936101

Mark.slade@brutonknowles.co.uk

RENT £18,000 pax

LOCATION

St Judes is 1 mile east of Plymouth City Centre. Local amenities can be found within St Judes itself including a co-operative store, doctors surgery and dentists etc, with further amenities being accessible in the City Centre itself, particularly in Drake Circus Shopping Mall.

Plymouth is a city on the south coast of Devon, about 37 miles south-west of Exeter and 190 miles west-south-west of London, between the mouths of the rivers Plym to the east and Tamar to the west where they join Plymouth Sound to form the boundary with Cornwall, it is also adjacent to one of the most natural harbours in the world. To the North is the Dartmoor National Park extending to over 300 square miles and which provides excellent recreational facilities. The city is home to more than 260,000 people, making it the 30th most populated city in the United Kingdom and the second-largest city in the South West, after Bristol and has a full range of shopping, educational and sporting facilities. There is mainline train service to London (Paddington) and to Penzance in West Cornwall. Plymouth is governed locally by Plymouth City Council and is represented nationally by three MPs.

Plymouth's economy remains strongly influenced by shipbuilding and seafaring including ferry links to Brittany and Spain, but has tended toward a university economy since the early 2000's. It has the largest operational naval base in Western Europe - HMNB Devonport.

DESCRIPTION

The premises comprise a detached building of two storeys with warehousing to the ground floor and offices above.

Internally the premises are fitted out to a modern standard that benefit from a mainly open plan configuration with several power and IT points.

To the ground floor is an office/reception room, kitchen WCs and warehousing. the first floor comprises of 4 offices, 3 of which are interconnecting.

There is central heating and double glazed windows throughout and eternally there is unrestricted street parking.

ACCOMMODATION

All areas and dimensions stated are in accordance with the Code of Measuring Practice

	Sq. ft	Sq. m
Ground floor	930	86.4
First floor	749	69.6
Total (GIA Approx)	1678	156

ENERGY PERFORMANCE CERTIFICATE

EPC Rating C (71)

VAT

All figures quoted are exclusive of VAT

TENURE

Available by way of new flexible length lease at an initial rent of £18,000 per annum. An incoming tenant will be expected to provide a security deposit of not less than 3 months rent.

VIEWING

By appointment with the SOLE AGENTS

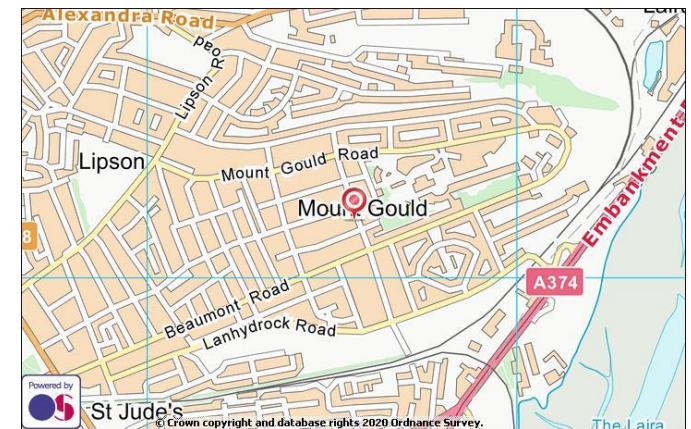
Bruton Knowles

Contact: Mark Slade

Tel: 01752 936101

E-mail: mark.slade@brutonknowles.co.uk

LOCATION PLAN



FARINGDON ROAD

Plymouth, PL4 9ER

Bruton Knowles, Plumer House, Tailyour Rod,
Plymouth, PL6 5DH

Mark Slade 01752 936101
Mark.slade@brutonknowles.co.uk

