

TO LET

Listers
PROPERTY CONSULTANTS

The Villa, Seymour Road

Mannamead, Plymouth, Devon PL3 5BD

2,569 ft² / 239 m²

First floor period offices with parking.



Tel: 01752 222135
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www.listers.uk.com

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Location

Plymouth is a city on the south coast of Devon, 37 miles west of Exeter and 190 miles from London. The property is located approximately 1.5 miles north of Plymouth City Centre close to the Mutley Plain district centre. The nearby B3250 provides easy access to the city centre and to the A38, which meets the M5 at Exeter. Plymouth railway station is approximately 1.2 miles from the premises.



The Mannamead Conservation Area is characterised with mainly period residential buildings and a few professional practices.

Description

The premises form part of the BBC TV studios site and is a two-storey building with an entrance/reception on the ground floor and numerous rooms on the first floor.



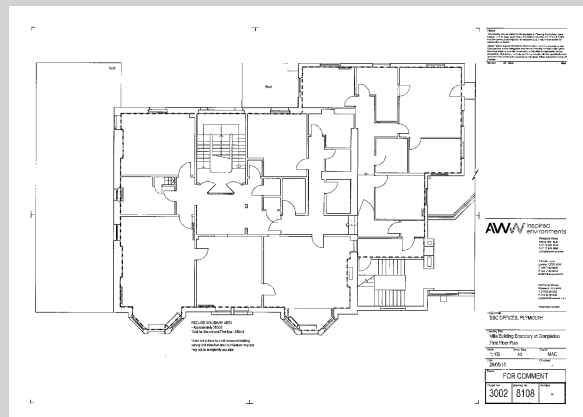
The property benefits from the following features:

- Perimeter IT trunking and gas central heating
- Shower facilities and Bicycle parking
- Onsite car parking on a pro rata basis



Services

All mains services are supplied to the property.
EPC: E 113



Business Rates

To be assessed (estimate available).
UBR multiplier 2020/21: 51.2p in the £

Terms of Availability (subject to contract)

The premises are available by way of a new internal repairing and insuring lease (via service charge) on terms to be agreed.

A commencing rent from £10.00/ft² pa (each party to bear own costs), subject to specification and other terms is sought.

Viewing

Via either joint sole agent:

Listers Lambert Smith Hampton
01752 222135 or 01392 880180

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