

**TO LET**

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PROPERTY CONSULTANTS

# **Pelican House, Ashleigh Way, Langage Office Campus, Plympton, PL7 5JX**

**2,581 ft<sup>2</sup> / 240 m<sup>2</sup>**

**Newly refurbished Office Building  
10 dedicated car parking spaces**



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## Location

Langage Park lies approximately 2 miles to the east of the familiar Marsh Mills flyover and about 6 miles from the city centre, adjacent to the A38 dual carriageway which links Plymouth, Exeter and the M5 motorway. The office campus is at the gateway to Langage Park and enjoys a smart entrance and excellent access to Plympton and the trunk roads.



The development has recently been subject of an extension and is the home of Healium/Mark Holt & Co as well as other quality occupiers including EE(Orange), Brewin Dolphin (stockbrokers), Kitsons Solicitors, Atkey Goodman Accountants, Russell Worth Solicitors and Tom French (IFA).

There is a day nursery adjacent and nearby is a local shopping centre with a pub/restaurant.

## Description

The Langage Office Campus comprises a cluster of similar, well-spaced buildings mainly dating from around 1990, set in landscaped grounds with ample car parking.



Each building is of conventional construction with steel frame and cavity masonry walls under a pitched

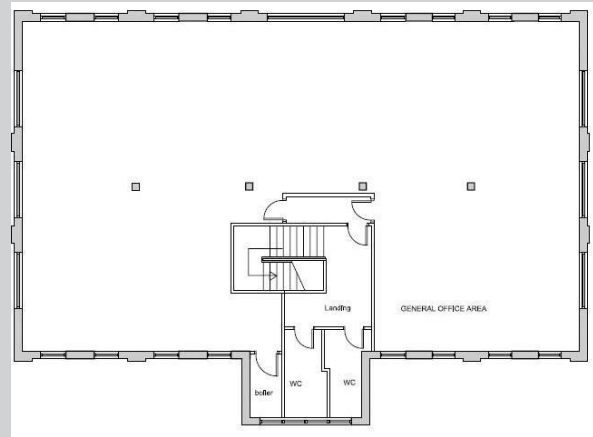
and concrete-tiled roof, with double glazed windows and solid floors.

Pelican House comprises a detached building, arranged on two floors in open plan configuration, with toilets on both floors.

It has been newly refurbished to a high specification which includes gas central heating, suspended ceilings incorporating Cat.II vdu-compatible lighting and ducting for power/data.

## Accommodation

Ground Floor	228 m <sup>2</sup>	2,451 ft <sup>2</sup>	<b>NOW LET</b>
First Floor	240 m <sup>2</sup>	2,581 ft <sup>2</sup>	
<b>Total:</b>	<b>468 m<sup>2</sup></b>	<b>5,032 ft<sup>2</sup></b>	



10 of the 20 parking spaces are included.

## Terms & Tenure

The first floor is vacant and available immediately as a whole or in part, on flexible tenant's FR&I terms, preferably for a term of 5 years or more. Incentives are available, subject to rent, term & covenant strength. A modest service charge is levied for the upkeep of the gardens, car park and common areas.

## Business Rates

Rateable Value (2017):	£22,500.
2021/22 UBR multiplier:	51.2p in the £.

## Energy Performance

EPC: C 67

## Viewing

By appointment via owner's joint sole agents:  
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