



TO LET

Poseidon House, a high quality modern office property

POSEIDON HOUSE
NEPTUNE PARK
PLYMOUTH
PL4 0SN

SUMMARY

- Located in Neptune Park, an established mixed use regeneration area
- Attractive waterside location
- Ground floor suite – open plan layout
- Ample on-site car parking



Commercial
Property and
Development
Consultants

Tel 01752 228800

www.williamlean.com

LOCATION

Neptune Park is an established mixed use regeneration area on the banks of the River Plym, just to the south east of Plymouth city centre and with good access to both the A374 Embankment Road (which links the city centre to the A38 dual-carriageway at Marsh Mills) and the A379 Kingsbridge Road.

DESCRIPTION

Poseidon House is located overlooking the river and comprises a four storey purpose-built office building with on-site car parking and with a central ground floor entrance lobby. Suites are arranged either side of a central staircase / liftwell and there are male and female WCs on each floor.

The premises have comfort cooling, central heating, raised compartmental access flooring for ease of IT installation, full DDA compliance and good facilities to all floors.

There is a large car parking area with allocated spaces and visitor spaces.

ACCOMMODATION

The available suite is at ground floor on the river side of the building.

Floor area is 279.7 sq m (2,580 sq ft) net internal area

There are 7 allocated car parking spaces with the suite which are immediately adjacent the building.

LEASE TERMS

The suite is offered on a new 5 year lease term on full repairing and insuring terms.

RENT

£24,510 per annum payable quarterly in advance.

SERVICE CHARGE

A service charge applies to the building covering the maintenance, repair and insurance of the exterior of the building, the common parts and the car parking area.

BUSINESS RATES

The Valuation Office Agency website confirms the Rateable Value as: £18,250. Rates payable for 2020/21 will be based on 50p per £1 RV.

ENERGY PERFORMANCE CERTIFICATE

The building has an EPC rating in Band C – score 52.

LEGAL COSTS

The ingoing tenant will be responsible for both parties legal costs incurred in the preparation and completion of the lease agreement.

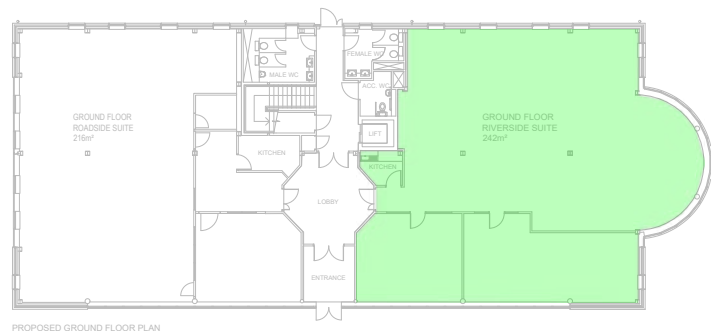
VAT

VAT Is charged on rents and service charges.

LOCATION



GROUND FLOOR LAYOUT



VIEWING & FURTHER INFORMATION

By appointment with the Joint Agents. Contact:



Contact William Lean
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E: info@williamlean.com



Contact Chris Ryland
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William Lean and SCC support the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to www.leasingbusinesspremises.co.uk for further information.

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