



**4A STOKE DAMEREL BUSINESS CENTRE, 5 CHURCH STREET,
STOKE, PLYMOUTH, PL3 4DT**
TO LET £10,000pa - FIRST YEAR INCENTIVE £8,000pa

Listers
~ PROPERTY CONSULTANTS

LOCATION:

Stoke Damerel Business Centre lies just to the west of Plymouth city centre, North Cross and Drake's Circus shopping centre. Stoke is less than a 10-minute drive from Plymouth train station, which has services to London (Paddington). Stoke Damerel Business Centre itself is accessed via a road from Stoke Village and has time-limited free parking adjacent to the site.

DESCRIPTION:

Stoke Damerel Business Centre is an office building sub-divided and let to a range of tenants, with a shared entrance foyer and stairs to all floors. 4a is a top floor suite, presented as a modern business space that is currently divided into four workspaces with the use of demountable glazed partitions. The office space benefits from high ceilings and character features throughout. Office welfare comprises of a tea point and separate WC. Externally there are 3 allocated parking spaces.

SCHEDULE OF ACCOMMODATION:

2nd Floor: 720sqft (67sqm)

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (97).

**SERVICE CHARGE:**

A modest service charge is applicable.

LEASE TERMS:

Available on new, flexible FR&I lease terms at £10,000pa for uses falling within class E. FIRST YEAR INCENTIVE headline rent £8,000pa.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £4,300.

VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:-

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