



**SUITE 3 (FIRST FLOOR) OFFICES, BLOCK A, ASHLEIGH WAY,
LANGAGE OFFICE CAMPUS, PLYMOUTH, PL7 5JX
TO LET 1,778 sq.ft (165 sq.m)**

Listers
PROPERTY CONSULTANTS

LOCATION:

Langage Park lies approximately 2 miles to the east of the Marsh Mills flyover and about 6 miles from Plymouth city centre, adjacent to the A38 dual carriageway which links Plymouth, Exeter and the M5 motorway.

The Langage Office Campus comprises a cluster of similar, well-spaced buildings set in landscaped grounds with excellent access to Plympton and the trunk roads.

Occupiers within the building include Brown & Brown Insurance and Davies Turner Air Cargo Ltd.

Other nearby occupiers include Russell Worth Solicitors, Kitson Boyce LLP, Groundfix, Kiddi Caru Day Nursery and EE.

DESCRIPTION:

Block A comprises a detached office building, arranged on two floors, with toilets (male, female and accessible).

Suite 3, located on the first floor, is currently configured as mostly open plan space, with demountable partitioning providing a director's office, comms room/store & conference room and a fitted tea point. It includes gas central heating, suspended ceilings incorporating LED lighting and ducting for power/data.

Externally there are 7 allocated parking spaces.

**SCHEDULE OF ACCOMMODATION:**

Suite 3: **1,778 sq.ft / 165 sq.m**

SERVICE CHARGE:

A building and estate charge is levied for the upkeep of external and internal common parts, landscape, car park etc.

LEASE TERMS:

Suite 3 is available TO LET on new FR&I lease terms, at an initial annual rent of £24,000pa+VAT.

VAT:

The property is elected for VAT. All the above rents are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs.

BUSINESS RATES:

We refer you to the government website: **www.tax.service.gov.uk/view-my-valuation/search**. To find out how much will be payable there is a business rates estimator service via the website.

Interested parties are also advised to make their own enquires to Plymouth City Council to verify this information.

ENERGY PERFORMANCE CERTIFICATE:

The EPC rating for this property is B (43).

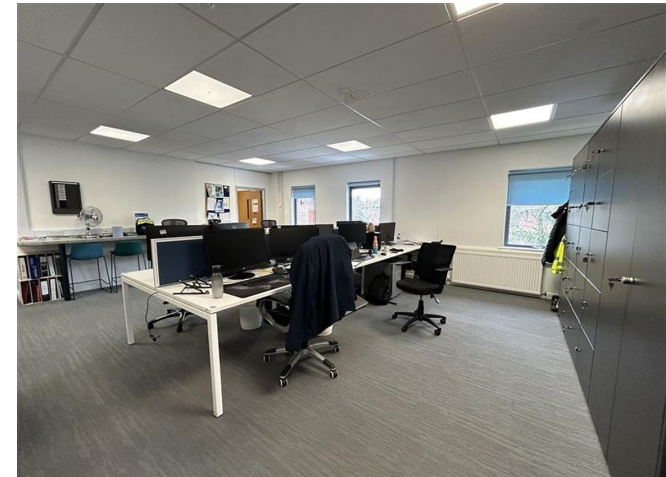
**VIEWING AND CONTACT INFORMATION:**

Strictly through Listers. Please contact:-

Gareth Forrest
Leigh Robinson

01752 222135

Email enquiries@listers.uk.com





AGENTS NOTE: Listers Property Consultants Ltd for themselves and for the Vendor/s or lessor/s of this property give notice: [a] These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: [b] No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: [c] None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Listers Property Consultants Ltd is registered in England and Wales under Registration No.08473324. The Registered Office is 2 Old Bridge Street, Truro, TR1 2AQ. VAT Registration No.159 0357 01