



**To Let**

**£58,500 pax**

45 Regent Street, Plymouth, Devon, PL4 8BB

9,399 Sq Ft  
(873.2 Sq M)

## Summary

- Large open plan warehouse
- Offices to the front and first floor
- Car park to the rear
- Central Plymouth location
- New lease

### Location:

Located in central Plymouth the property is a stones throw from Drake Circus Shopping Centre, Arts University Plymouth and Plymouth University and sits on the corner of Regent Street and Trafalgar Street. Regent Street sits behind Ebrington Street and is accessed via Hampton Street from Charles Cross Roundabout.

### Description:

The property comprises a large open plan warehouse area with offices to the ground and first floor. The warehouse area benefits from a roller shutter door which leads onto a yard/car parking area for approximately 10 cars. There are WCs within the warehouse as well as on the first floor.

### Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a gross internal basis.

	sq m	sq ft
Ground floor	819.10	8,817
First floor	54.08	582
<b>Total</b>	<b>873.2</b>	<b>9,399</b>

### Services:

We understand that mains three phase electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

### EPC / MEES:

D (90)

### Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £25,250. Therefore making the approximate Rates Payable £12,600 per annum for 2025/26. Interested parties are advised to confirm the rating liability with Plymouth City Council.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

### Terms:

The property is available by way of a new full repairing and insuring lease. Terms to be agreed.

### Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

### VAT:

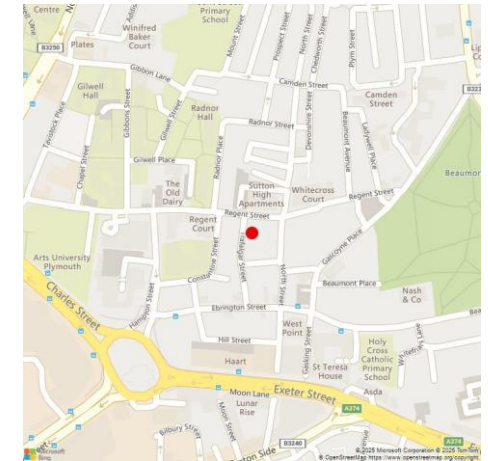
The property has been elected for VAT and therefore will be chargeable on all outgoing.

### Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

### Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



### CONTACT THE AGENT

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