



SUITE 2, ENVOY HOUSE, MARSH MILLS, PLYMOUTH, PL6 8LU

GROUND FLOOR OFFICE SUITE - TO LET £19,950pa

Listers
PROPERTY CONSULTANTS



LOCATION:

Envoy House is a purpose built office building set within a sought after office campus at Marsh Mills.

Envoy house is home to a number of high profile tenants including Morgan Sindall and Molyneux Associates. The ground floor suite has been occupied by the current tenant for many years.

Within the wider Parkway Court office campus, our clients are fully let, with a range of tenants and owner-occupiers choosing the location for its convenience, ease of access to A38 Devon Expressway, local bus services and nearby retail offerings such as, Next, Currys PC World, Halfords, DFS and Costa.

The tenants within the site enjoy a well managed estate and facilities which are overseen by the landlord.

DESCRIPTION:

This attractive ground floor office suite comprises open plan office with south east dual aspect outlook, fitted with double glazed windows, suspended ceiling incorporating LED panel lighting and air conditioning. To the eastern elevation there are two offices ideal for a board room or management offices. The principal office provides a comprehensively fitted tea point to one side.

Envoy House has a secure main entrance into a welcoming foyer, with stairs and lift. The building also benefits from WC and shower facilities, which are accessed via the common parts, with running costs apportioned via service charges. Heating is also provided on a district system apportioned via the landlord.

Externally, there are 7 allocated parking spaces. Additional parking may be available subject to a rent and availability.

SCHEDULE OF ACCOMMODATION:

Floor Area: 1404sq.ft / 130sq.m

PLANNING:

The permitted use class is B1 Offices. Other uses within Class E may be considered.

SERVICES:

Electricity is sub-metered. Mains water.

SERVICE/ESTATE CHARGE:

A service/estate charge is levied: (2025): £162.89pw

LEASE TERMS:

The property is available from December, on new FR&I leasehold terms, at an annual rental of £19,950pa.

VAT:

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

LEGAL COSTS:

Each party to bear their own costs.

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 £17,250.

To find out how much business rates will be payable there is a business rates estimator service via the website.

UBR Multiplier 2025/26: 49.9p in the £

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C(61).

ANTI-MONEY LAUNDERING:

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:-

Leigh Robinson

01752 222135

Email enquiries@listers.uk.com

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