

TO LET
CENTRAL PLYMOUTH
GROUND FLOOR HIGH PROFILE COMMERCIAL UNIT

Lunar Rise

Exeter Street Plymouth PL4 0BW

- 200m from Drake Circus shopping centre
- Fronting strategic main route into the city
- Vibrant new 'gateway' commercial location in Plymouth



- 705 sq m (7,585 sq ft) GIA
- Suitable for uses including Office, Retail, Restaurant, Leisure



Lunar Rise

Plymouth



Location

- 200m walking distance from Drake Circus shopping centre
- 50m frontage towards Exeter Street – high visibility and profile to all traffic entering city centre.
- Vibrant and new 'gateway' commercial location in Plymouth
- In close proximity to main retailers including Floors-2-Go, Richer Sounds, Staples, In-toto Kitchens, Heingericke and Justbikes.

Description

The unit has been finished to a shell condition as follows:

- Full height glazed frontages to elevations.
- Solid Concrete Floor
- Mains services to an incoming supply point

Detailed specification can be supplied regarding the shell condition and glazing design. A fitted out version is available and specification can be supplied to interested parties on further request'



Accommodation

- Measured in accordance with the latest edition of the RICS Code of Measuring Practice and has the approximate gross internal area:

705 sq m

(7,585 sq ft)

Planning

The unit has the benefit of planning for a number of uses, including offices (B1a), retail, professional services and restaurant (A1, A2, A3) and leisure (D1).

Interested parties should contact the agents to establish whether their intended use is likely to be acceptable.

Terms

The unit is available on a new full repairing and insuring lease on flexible lease terms.

VAT

All figures quoted are exclusive of VAT which will be charged.

Legal Fees

Each party to pay their own legal fees.

Contact

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Important Notice

The particulars contained herein are for guidance only and do not form part of a contract nor can their accuracy be guaranteed. Whilst every care is taken in the preparation of these particulars, Maze, King Sturge LLP and the landlord take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and member's of the Agents' firms have no authority to make any representation or warranty in relation to the property.



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