

PLYMOUTH, THE FISHERIES HUB COMPLEX

PLYMOUTH, PL4 0LH



Sanderson
Weatherall

Offices in waterside location

TO LET

168.40 sq ft
£20,000 per annum **SW**

DESCRIPTION

The Fish Quay was constructed in the early 1990s at the same time as the entrance lock was installed. The Fish Market Auction Hall building was completed in 1995 and is of steel frame construction with part glazed, part blockwork and part timber clad elevations under a curved roof clad with profiled steel sheeting.

The available accommodation was formerly the offices and the auction room at first floor level overlooking the Harbour. There are loading doors in both the east and west elevations. The Harbour Master has an office in the building at first floor level adjacent to the auction room overlooking the lock and harbour.

The available space is of open-plan configuration with shared access via the main staircase serving the first floor areas. The offices benefit from suspended ceilings, new carpets and redecoration throughout.

Due to its location, there are extensive views of the marina, the Barbican and in a southerly direction, glimpses of Plymouth Sound.

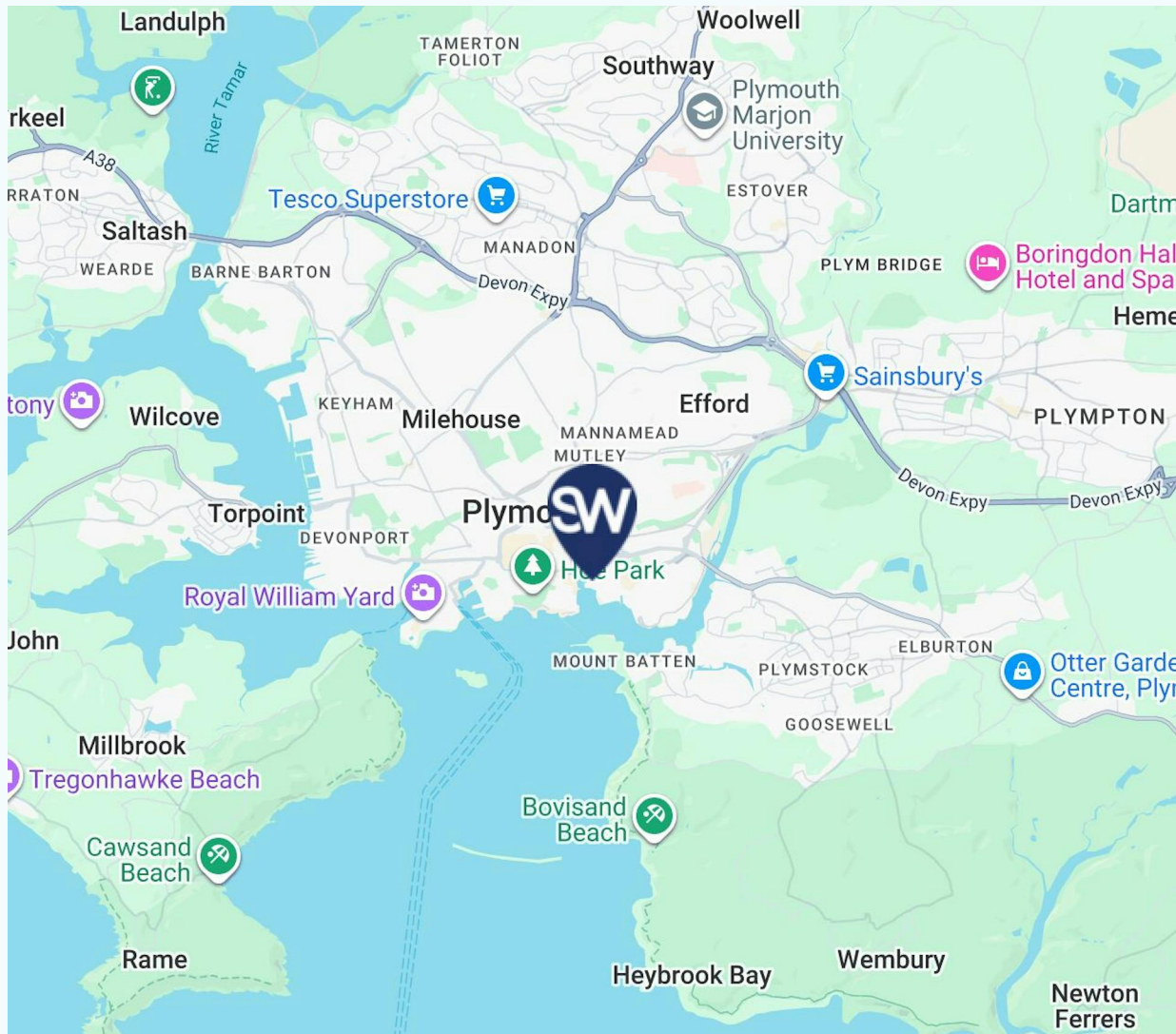
KEY FEATURES

- Two rooms available as whole or individually -see schedule
- New lease
- Waterside location
- Suitable for a variety of uses -STP



LOCATION

168.40 sq ft
£20,000 per annum **SW**



The subject property is situated within the south eastern part of the Harbour. The subject premises is immediately to the east of the entrance lock and to the north of the National Maritime Aquarium. Road access is via Sutton Road and Harbour Approach.

Plymouth is the largest city in Devon and Cornwall and one of the largest regional centres in the South West with a residential population of approximately 250,000 inhabitants which is projected to rise within the next 10 years to approximately 300,000. Plymouth is situated on the border with Cornwall in the picturesque county of Devon and is easily accessible with the main A38 located circa 2 miles north of the city centre, running west into Cornwall over the Tamar Bridge and connecting with the M5 motorway at Exeter some 50 miles to the north-east. Plymouth also benefits from a railway station on the main Penzance to Paddington line and a cross channel ferry terminal.

GALLERY

168.40 sq ft
£20,000 per annum



ACCOMMODATION

168.40 sq ft
£20,000 per annum



Name	sq ft	sq m	Availability
1st - Office 1	956.91	88.90	Available
1st - Office 2	855.73	79.50	Available
Total	1,812.64	168.40	

MORE DETAILS

168.40 sq ft
£20,000 per annum



RENT

£20,000 per annum

BUSINESS RATES

Rateable Value: £17,250

Rates Payable: £9,573.75 per annum Based upon 2023 valuation

EPC

C (60)

LEASE

New Lease

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

ADDITIONAL INFORMATION

For further information or to arrange a viewing please contact



MARK SLADE

01752 968412 | 07771 727819

Mark.Slade@sw.co.uk



Sanderson
Weatherall

01752 936101

enquiries@sw.co.uk

