



TAYLOR SON & CREBER

CONSULTANT SURVEYORS



91 HOUNDISCOMBE ROAD, MUTLEY, PLYMOUTH, PL4 6HB

£0 (Leasehold)

6 ROOMS RANGING FROM 4.6m²(49.5 sq ft) TO 17.6m² (189.4 sq ft).
71.3m² (767.5 sq ft) IN TOTAL PLUS BASEMENT STORAGE OF 24.4m²
(262.6 sq ft). AVAILABLE EITHER INDIVIDUALLY OR IN SUITES.

TO LET

Ref No. TSC0954

91 Houndiscombe Road
Mutley
Plymouth
PL4 6HB



Tel: **01752 20 20 35**
www.taylorcreber.co.uk



Applicants are requested to make appointments to view and conduct negotiations through the Agents. No responsibility can be accepted for any expense incurred by fruitless journeys.

Messrs Taylor Son & Creber for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) no person in the employment of Messrs Taylor Son & Creber has any authority to make or give any representation or warranty whatever in relation to this property.



Until recently this office building was let as one unit but it is now available again as a whole or as individual units.

Rooms are available on easy in, easy out terms with the rents inclusive of business and water rates and buildings insurance. Tenants will be responsible for a share of the gas and electricity bills on an agreed percentage basis.

Accommodation:

Ground Floor

Office 1 14.10m² 151.77sq ft £300pcm £3,600pa

Office 2 11.40m² 122.71sq ft £260pcm £3,120pa

First Floor

Office 3 12.90m² 138.86sq ft £275pcm £3,300pa

Office 4 10.70m² 115.17sq ft £240pcm £2,880pa

Office 5 17.60m² 189.45sq ft £295pcm £3,540pa

Office 6 4.60m² 49.51sq ft £150pcm £1,800pa

Basement

Storage 24.50m² 263.72sq ft £150pcm £1,800pa

Tenancy Arrangements:

Tenants will be responsible for a contribution towards the costs of preparation of tenancy documentation. Please ask for details.

Viewing:

Strictly by prior appointment with the vendor's Agents Taylor Son & Creber 01752 202035

VAT:

All prices and rents quoted are exclusive of VAT where chargeable.