A modern, multi-story building with a glass facade and dark grey panels stands on a waterfront. The building has several balconies and large windows. In the foreground, a marina is filled with numerous sailboats of various sizes, their masts and rigging visible against the sky. The water is calm, reflecting the sky and the boats. In the background, there are trees and other buildings under a blue sky with scattered white clouds.

SALT QUAY
HOUSE
overlooking the
Barbican waterfront



SALTQUAY
HOUSE

The Building

Salt Quay House is one of Plymouth's most striking buildings, overlooking the world-renowned "Barbican" waterfront. The property was developed to provide occupiers with the benefit of 21st-century specification, set in an historic, thriving landscape.

This dramatic building has an EPC rating of B, striking curtain glazing which offers the best view within the city. The floorplates are designed to offer maximum flexibility for occupiers, whether this is for a predominantly open-plan or cellular fit-out.

Salt Quay House already has the endorsement of such corporate occupiers as Foot Anstey, REGUS, AZETS & Handelsbanken.

Unrivalled views
over Plymouth's
world-renowned
Barbican Waterfront

Specification

- + Air-conditioning
- + LED lighting
- + Fully DDA compliant
- + 2 x passenger lifts
- + Male and female toilets on each floor
- + Manned reception

Availability

The entire 2nd Floor is available on a sub lease with the floor area being approx. 5,900 sq ft.

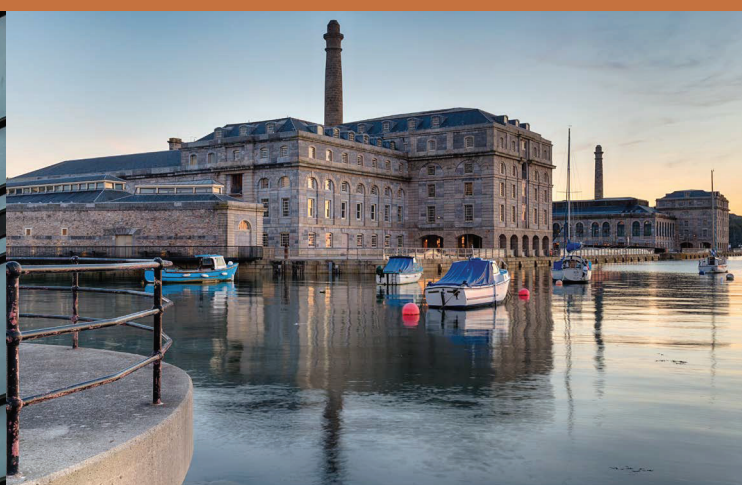
Rent On application.

Car Parking Convenient parking is available nearby at Harbour Car Park, N Quay Car Park, Regent Street Car Park, and Vauxhall Street Car Park.





A Thriving Business Hub with Excellent Connectivity





Plymouth City Centre

SALT QUAY HOUSE

UNION ST

ARMADA WAY

Royal Parade

NOTTE STREET

MILLBAY PARK

HOE PARK

WEST HOE PARK

A386

A374

B3250

B3240

A374

13

6

14

7

2

15

1

16

8

8

18

13

11

12

10

4

17

11

5

7

6

2

3

4

10

12

3

14

19

Landmarks

- 1 City Centre
- 2 Drake Circus
- 3 Hoe Park
- 4 Barbican
- 5 Sutton Harbour
- 6 Plymouth University
- 7 Plymouth College of Art
- 8 The Barcode, Drakes Leisure Complex
- 9 Railway Station
- 10 St Andrews Church
- 11 Guildhall
- 12 Courts
- 13 North Cross
- 14 Plymouth Business School
- 15 Millbay Docks

Hotel

- 1 Jurys Inn
- 2 Holiday Inn

Dining

- 3 Marco Pierre White Steakhouse Bar & Grill
- 4 The Greedy Goose
- 5 The Barbican Kitchen

- 6 The Stable
- 7 Boston Tea Party

Art & Culture

- 7 Theatre Royal
- 9 Plymouth Gin Distillery
- 10 National Marine Aquarium
- 11 Plymouth Arts Centre

Leisure

- 12 Nuffield Health
- 13 The Gym Group
- 14 Tinside Lido

Retail

- 15 Drake Circus
- 16 Independent Quarter / Plymouth City Market
- 17 Barbican Historic Quarter

Parking

- 18 St Andrews Street / Whimble Street Car Park
- 19 Theatre Royal Car Park

Connectivity

The City of Plymouth has a Global recognition and is the largest urban area within the County of Devon. Plymouth is known as “Britain’s Ocean City” and is home to the largest Naval Base in Western Europe. The City Benefits from mainline rail connectivity to London Paddington (2 hours 55 minutes) and the A38 provides dual carriageway access to Exeter (35 miles) and the wider National Motorway Network from the M5.

Rail

London Paddington	Less than 3 hours
Exeter	Less than 1 hour
Bristol	Less than 2 hours

Rail

A38 Devon Expressway	3 miles
M5 to Exeter, Bristol, and beyond	38 miles

Airport

Exeter Airport	48 miles
----------------	----------

Ferry

Plymouth Ferry Terminal	1.5 miles
-------------------------	-----------

Walking

City Centre	10-minute walk
-------------	----------------

**Lambert
Smith
Hampton**

LSH
STERLING COURT,
16 DIX'S FIELD,
EXETER, EX1 1QA
T: 01392 880180

TONY FISHER
HEAD OF OFFICE – EXETER
DD: 01392 798047
M: 07712 868648
E: TFISHER@LSH.CO.UK

DISCLAIMER: These Particulars are believed to be correct at August 2025, but the Developer reserves the right to change the scheme in the future. However, the Vendors/Lessors and Agents of this property give notice that: (1) These Particulars are intended as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. (2) They cannot guarantee the accuracy of any description, dimension or other details contained in these Particulars and prospective purchasers or tenants should not rely on them as statements of fact or representation, but must satisfy themselves as to the accuracy of such details. (3) No employee of the Agents has any authority to make or give any representation or warranty, or enter into any contract whatsoever in relation to the property. October 2025.