

TO LET

Listers
PROPERTY CONSULTANTS

Offices in Derriford

Ground Floor 3 Buckland House, 12 William Prance Road, Plymouth PL6 5WR

1,087ft² / 101m² + 3 car spaces



Tel: 01752 222135
Email: enquiries@listers.uk.com

www.listers.uk.com

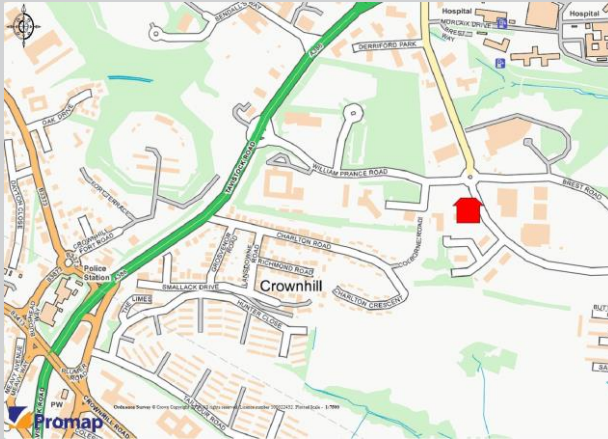
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Location

Situated off the A386 Plymouth to Tavistock Road, Plymouth International Business Park is ideally located to the north of Plymouth City Centre with easy access to main road, rail and Continental ferry links. The business park provides a high quality environment designed to attract the South West's growth sectors of medical, technology and research & development. There are good views to the south.



Nearby occupiers include Medigold Health, Neville & Co, Securitas, Newcross Healthcare, NHS, Radiology Academy and HSBC.

Description

The premises comprise the ground floor of a two-storey, office unit constructed in 2006 within a terrace of four similar units. The high quality, accommodation is mainly open plan with partitioning forming offices and a meeting room and store.



Ground floor rear

The specification includes: suspended ceilings with

Cat II VDU lighting, raised and carpeted modular flooring for easy IT installation, comfort-cooling/heating and ground floor accessible WC.

Externally are 3 dedicated parking spaces.

Accommodation (Net Internal Area)

	m ²	ft ²
Ground Floor	101	1,087



Ground floor rear office

Services

Mains water, drainage and electricity are connected. EPC: C 68

A service charge of approximately £350 per annum divided equally, is payable for the maintenance of the common parts plus buildings insurance.

Terms of Availability (subject to contract)

The premises are available at annual rent of £12,000pa.

Business rates

Rateable Value 2017: to be assessed
UBR multiplier 2021/22: 51.2p in the £
Up to 100% SBRR may be available.



Viewing

Strictly by appointment, during business hours.

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