



To Let

Viewing by prior appointment with
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Rhin House,
24 William Prance Road,
Derriford, Plymouth PL6 5WR

Modern built office suite

Area: 183.95 sq m (1,980 sq ft)

On-site parking

6 Months rent free on offer (subject to term)

Rent: £11.00 psf



Location & Description

Plymouth is the largest city on the south coast of England, with a population of approximately 260,000, which is expected to grow significantly under the 2020 Vision, which has already seen inward investment in the City. Plymouth offers a continental ferry port and a main-line railway station with services to London (Paddington) in just over 3 hours.

Plymouth International Medical & Technology Park is situated in the heart of Derriford in the approximate geographical centre of the City just to the north of the A38 dual carriageway, which links to the M5 and motorway network at Exeter.

Other occupiers include HSBC, IMASS, Merlin Robotics, NHS & The Peninsula Radiology Academy, Land Registry and the PDSA. There is also a Future Inn hotel, with the well-reputed Fishbone restaurant, on the park. Rhin House is undoubtedly the most prominent building in the Office Zone and an elevated position affords impressive views in almost every direction.

The property is of steel frame construction with brick and profile steel panel elevations, partly rendered and painted blockwork under an insulated, profile steel roof with double-glazed windows. A shared front door with entry phone, swipe card and turnkey access opens into an impressive glazed atrium entrance hall with wood-effect flooring, 8-person lift and carpeted stairs to first floor, disabled male and female toilets, and inset down-lighting. Joinery is of varnished ash with painted plaster wall finishes and stainless steel handrails providing a high quality office environment.

The ground floor suite comprises one large open plan area with a large training/meeting room and kitchen facilities. This suite has an allocation of 7 parking spaces.

Accommodation

Part Ground Floor 183.95 sq m 1,980 sq ft

Lease Terms & Rent

A new full repairing and insuring lease is available on terms to be negotiated. A service charge will be levied for maintenance of external and shared parts. Initial rent is to be £11.00 psf.

This property benefits from a six months rent free incentive (subject to term).

Rateable Value

The property is shown in the 2017 Rating List as having a Rateable Value of £18,250. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk.

Energy Performance Certificate (EPC)

The property has been rated **C (55)**.

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

The landlord supports the code for leasing business premises in England and Wales 2007.

Ref: 9210



Plymouth Office

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