



Modern detached office building
Forder House, William Prance Rd, Plymouth PL6 5WR

Summary

- Modern office building
- Parking spaces for up to 28 cars on-site
- Size 8,042ft² /747m²

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.

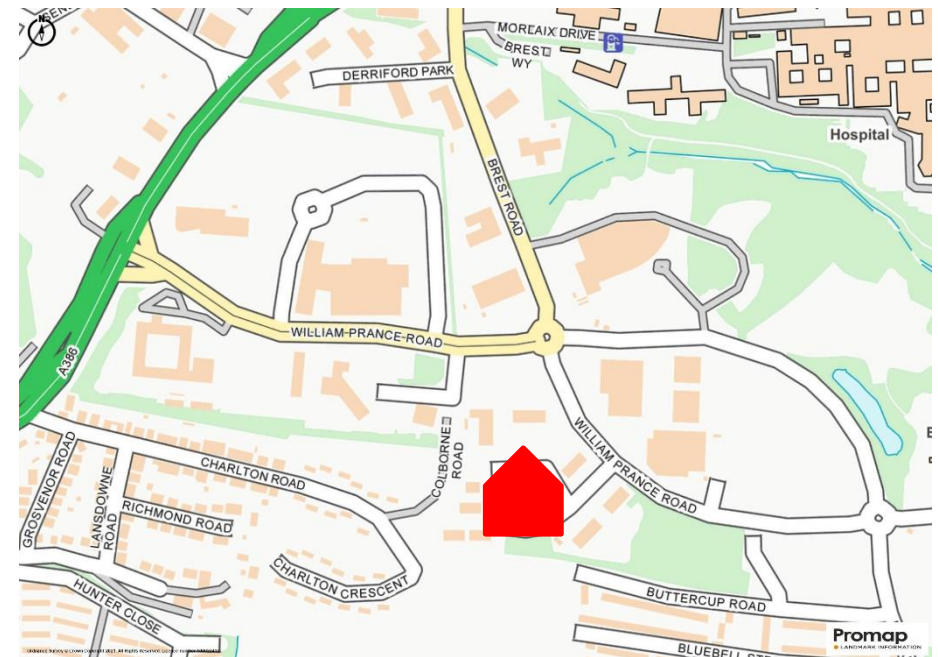
Nearby occupiers include Neville & Co, Securitas, Newcross Healthcare, Land Registry, The Range, NHS and Radiology Academy.

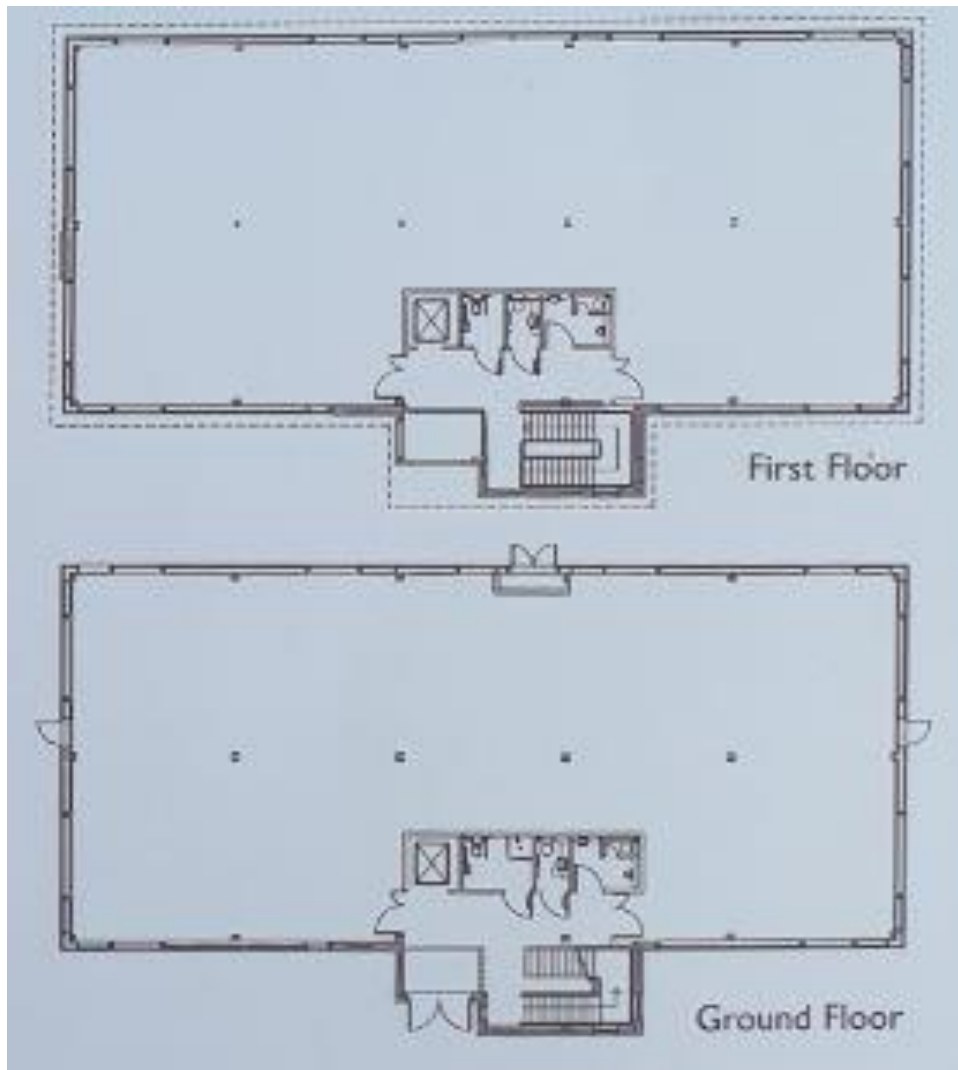
Description

The building offers open plan office accommodation over two floors designed around a central core, that includes, a partially glazed entrance lobby with stairs and passenger lift. The high quality specification includes, compartmental raised access flooring, category 2 lighting, comfort cooling (heating and ventilation), double glazing, WCs including DocM and shower facilities. The layout enables sub-division into two self-contained units.

Accommodation & Prices

	m ²	ft ²
Ground floor	376	4,048
First Floor	371	3,995
Total	747	8,042





Use

The established use is B1 which is now included within Class E.

Energy Performance

The building has been assessed and awarded a rating of C62.

Terms of Availability (subject to contract)

The property is vacant and available on conventional tenant's FR&I terms from November 2021 at an initial rent of £110,000pa.

Services

Mains electricity, mains water, mains drainage and BT.

Business Rates

Rateable Value 2017: £72,500
UBR multiplier 2021/22: 51.2p in the £

Planning

The local Planning Authority is Plymouth City Council (01752 668 000)
planningconsents@plymouth.gov.uk.



Further Information Viewing

To arrange inspection please ensure 24 hours' notice and for further information please contact Listers on 01752 222135:

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