

**TO LET** (may sell)

**Listers**  
PROPERTY CONSULTANTS

# Offices in Derriford

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

**861-1,744 ft<sup>2</sup> / 80-162 m<sup>2</sup>- 8 car spaces**



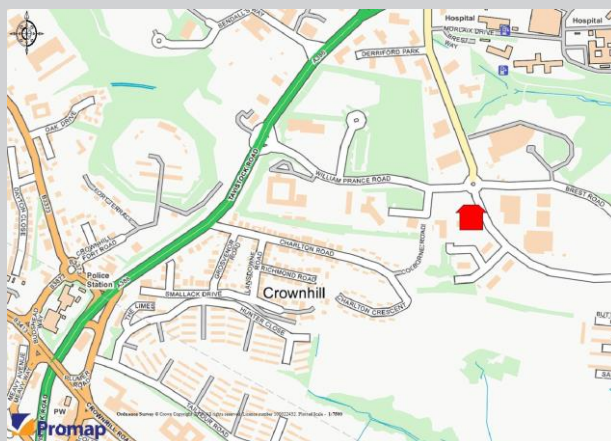
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## TO LET (may sell)

### 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, Neville & Co, Securitas, Newcross Healthcare, NHS, Radiology Academy and HSBC.

### Description

The premises comprise a two-storey self contained office building constructed in 2006 within a terrace of four similar units. The high quality, accommodation is mainly open plan with some demountable partitioning forming offices and a meeting room, with a tea point.



First floor rear

The specification includes comfort cooling/heating, suspended ceilings with Cat II lighting, carpeted,

raised, modular flooring for easy IT installation, ground floor accessible w.c. and first floor w.c. The layout internally would allow the two floors to be split and become self contained offices with a shared entrance.

Externally are 7 dedicated parking spaces + 1 disabled persons' space.

### Accommodation (Net Internal Area)

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	80	861
First Floor	82	883
<b>TOTAL</b>	<b>162</b>	<b>1,744</b>



First floor front office

### Services

Mains water, drainage and electricity are connected.

EPC: C 68

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

### Terms of Availability (subject to contract)

The premises are available as a whole or in part on a new lease, terms to be agreed.

Consideration will be given to a sale of the whole.

### Business rates

Rateable Value 2017: to be assessed

UBR multiplier 2020/21: 51.2p in the £

Up to 100% SBRR may be available.

### Viewing

Strictly by appointment, during business hours.

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