



First Floor Offices with Parking & Lift.

4 Buckland House, 12 William Prance Rd, PL6 5WR

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Summary

- Modern office building in Plymouth International Business Park
- 1914ft² / 178m²
- First floor offices with Passenger lift
- 7 Dedicated parking spaces

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 and development.

Nearby occupiers include IMASS, Neville & Co, Securitas, Newcross Healthcare, NHS and Radiology Academy.

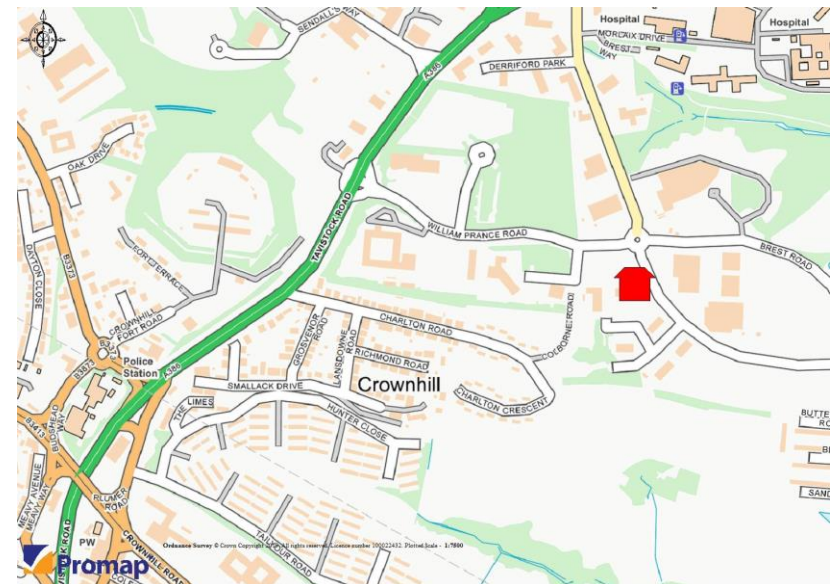
Description

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

The specification includes comfort cooling/heating, suspended ceilings with Cat II lighting, carpeted raised modular flooring for easy IT installation, and WC. Externally, are 7 dedicated parking spaces.

Accommodation (measure by IPMS)

	m ²	ft ²
First Floor	178	1914



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Energy Performance

The property has been assessed and awarded a rating of C61.

Terms of Availability (subject to contract)

The property is held on a lease expiring October 2027, the first floor is available on a sub-lease, at an annual rent of £18,500+VAT.

Services

Mains Water, Electricity and Drainage are available to the property.

Business Rates

The property has been valued as a whole, the building at £31,000 and the parking at £2,800, the apportioned rates would be:

Rateable Value 2023: Building £15,879

Parking £1,400

UBR multiplier 2023/24: 51.2p in the £

Planning / Use

The property is suited to Class B1a offices ONLY.

The local Planning Authority is:

Plymouth City Council (01752 668000)

Email: Planningconsents@plymouth.gov.uk

Further Information / Viewing

To arrange inspection and for further information please contact us on: 01752 222135 or email enquiries@listers.uk.com

