



**FIRST FLOOR, 4 BUCKLAND HOUSE, 12 WILLIAM PRANCE ROAD,
PLYMOUTH, PL6 5WR**

TO LET £18,500pa

Listers
~ PROPERTY CONSULTANTS

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.

SCHEDULE OF ACCOMMODATION:

(Measured by IPMS)
First Floor 1914sq.ft / 178qs.m

LEASE TERMS:

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

SERVICES:

Mains water, electricity and drainage are available to the property.

PLANNING / USE:

The property is suited to Class B1a offices ONLY.

LEGAL COSTS:

Each party to bear their own costs.

BUSINESS RATES:

We refer you to the government website www.tax.service.gov.uk/view-my-valuation/search which shows that the current (2023) rateable values are: the whole building at £31,000 and the parking at £2,800.

The apportioned rates for the first floor would be:
Building £15,879
Parking £1,400

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C(61).

VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:-

Gareth Forrest
LeighRobinson

01752 222135

Email enquiries@listers.uk.com





AGENTS NOTE: Listers Property Consultants Ltd for themselves and for the Vendor/s or lessor/s of this property give notice: [a] These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: [b] No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: [c] None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Listers Property Consultants Ltd is registered in England and Wales under Registration No.08473324. The Registered Office is Mansion House, Princes Street, Truro TR1 2RF. VAT Registration No.159 0357 01