



2 BUCKLAND HOUSE, WILLIAM PRANCE ROAD, PLYMOUTH, PL6 5WR

FREEHOLD £275,000

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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 Medigold Health, 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 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, ground floor accessible WC and first floor WC. Externally, are 6 dedicated parking spaces +1 disabled persons space.

SCHEDULE OF ACCOMMODATION:

Area	Sq Ft	Sq M
Ground Floor	883	82.03
First Floor	906	84.17
Total	1,789	166.20

TENURE:

The property is available FREEHOLD with vacant possession at an asking price of £275,000.

A modest estate charge is levied for upkeep of the external common parts.

VAT:

All the above prices are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £16,500. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (94).

VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact either:-

Gareth Forrest on 01752 222135
Ifan Rhys-Jones on 01752 222135

Email: enquiries@listers.uk.com





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