



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

TO LET FROM £19,500pa / FREEHOLD SALE £275,000

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 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 immediately with vacant possession under conventional tenant's FR&I leasehold terms, preferably for a term of 5 years or more at initial annual rent of £19,500pa + VAT.

Alternatively, our client would consider sale of the FREEHOLD interest with vacant possession at an asking price of £275,000 + VAT.

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

VAT:

All the above prices are quoted exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE:

The energy rating for this property is D (94).

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 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.

ANTI-MONEY LAUNDERING:

A successful tenant/buyer will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:-

Gareth Forrest

01752 222135

Email enquiries@listers.uk.com





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