



To Let

£8,000 pax

Ground Floor Building 6, Brooklands Office Campus,
Budshead Road, Crownhill, Plymouth PL6 5XR

810 Sq Ft
(75.20 Sq M)

Summary

- Ground floor offices
- Allocated parking
- Undergoing refurbishment
- New lease
- Flexible terms available

Location:

Brooklands Office Campus is located on Budshead Road, which is accessed via Tamerton Foliot Road to the north and Tavistock Road (A386) to the east, which is the main arterial route from the city centre towards Tavistock. The A38 can be accessed via Manadon Roundabout which is approximately 1 mile away. Other occupiers on the estate include St Luke's Hospice, Hitachi and Tamar Care Services.

Description:

The building forms part of a complex of individual office buildings, with the subject office suite being located to the ground floor of Building 6. The office is currently undergoing refurbishment to include new upvc windows, redecoration and replacement carpets. The suite is currently partitioned to provide two smaller meeting rooms and a store room, but these could be removed if required. There are 4 allocated car parking spaces.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net internal basis.

Ground floor	sq m	sq ft
Total	75.20	810

Service charge:

A service charge is levied for the upkeep and maintenance of the communal and external areas of the building and estate. Further details are available upon request.

Services:

It is understood that mains electricity, gas, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

Awaited.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £8,700, therefore making the approximate Rates Payable £4,291.40 per annum for 2023/24. Tenants may be eligible for 100% Small Business Rate Relief. Interested parties are advised to confirm the rating liability with Plymouth City Council.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The premises are available by way of a new lease. Terms to be agreed.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

VAT:

We are advised that this property is elected for VAT and therefore VAT will be charged on the rent and service charge.

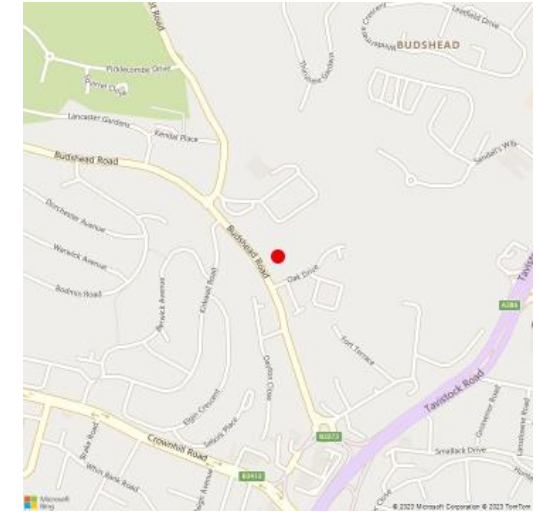
Code for leasing business

premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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