

**Vickery Holman**  
Property Consultants



Cornwall | Devon | Somerset | Bristol



**HM Government**



**heart of the  
south west**

local enterprise partnership

**To Let**

**£28,500 pax**

Unit 4, Block 1, Barrack Court, 4a William Prance Road,  
Derriford, Plymouth, PL6 5ZD

3,105 Sq Ft  
(288.5 Sq M)



# Summary

- Brand new industrial/hybrid unit
- First floor offices
- Allocated car parking and EV charging point
- Prominent position on Plymouth International Medical and Technology Park
- A Rated EPC

## Location:

Barrack Court occupies a highly prominent site on the well established Plymouth International Medical and Technology Park just over 3 miles north of Plymouth City Centre. William Prance Road is easily accessible via Tavistock Road to the west, via Derriford Roundabout and Brest Road to the North and will shortly also benefit from access via the new Forder Valley Link Road. Nearby occupiers include The Range HQ, PDSA Pet Hospital and Land Registry.

## Description:

Barrack Court is a new development of high quality units and offices across two separate blocks. Block 1 comprises of a terrace of four light industrial/hybrid units of steel frame construction with insulated electric roller shutter doors. Solar PV has been installed to the roofs and other sustainable features such as increased levels of insulation, natural lighting and ventilation have been incorporated. Internally, Unit 4 benefits from first floor offices with carpeting and LED lighting,

to the ground floor there is an accessible WC/shower room and kitchenette. The units each have dedicated car parking and an EV charging point.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	sq m	sq ft
Ground floor	144.25	1,552.7
First floor	144.24	1,552.6
<b>Total</b>	<b>288.49</b>	<b>3,105.3</b>

Roller shutter door approx. w3m x h2.5m.  
Eaves 6m.

## Service charge:

A service charge will be levied for the maintenance of the communal areas of estate.

## Services:

We understand that mains electricity, 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:

Unit 4 – A (13)

## Planning:

The property has consent for Classes B2, B8 and E (g)(i) Office uses. Prospective tenants are advised to satisfy themselves that their proposed use for the premises is acceptable in planning terms and the tenant will be responsible for obtaining any necessary planning permissions in connection with their use. No motor trade or gymnasium uses.

## Business rates:

To be assessed following completion of the build.

## Terms:

The properties are available by way of new full repairing and insuring leases. Terms to be agreed.

## Legal fees:

The Tenant will contribute £900 + VAT towards the Landlord's legal and professional fees.

## VAT:

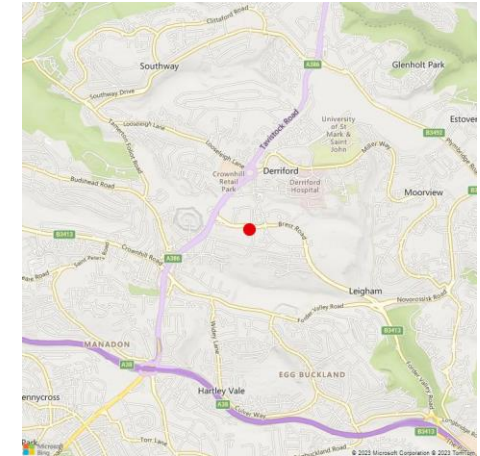
We are advised the property is elected for VAT and will therefore be chargeable on all outgoings.

## 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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