



**Vickery Holman**  
Property Consultants

Cornwall | Devon | Somerset | Bristol

**To Let**

**£11,500 pax**

First Floor Unit 7 Brooklands Office Campus,  
Budshead Road, Plymouth, Devon, PL6 5XR

1,128 Sq Ft  
(104.8 Sq M)

## Summary

- 5 allocated car parking spaces
- Two separate offices/meeting rooms
- Kitchenette
- New lease
- Flexible terms available

### Location:

Brooklands Office Campus is situated along Budshead Road, accessible via Tamerton Foliot Road to the north and Tavistock Road (A386) to the east, serving as the primary route from Plymouth city center to Tavistock. Access to the A38 is available via Manadon Roundabout, approximately 1 mile away, or through the new Platinum Parkway link Road to Marsh Mills Roundabout. Notable occupants within the estate include Hitachi, Thompson & Jackson Solicitors, and Tamar Care Services.

### Description:

The building is situated within a cluster of office structures. The office space occupies the first floor and includes carpeting, a suspended ceiling, air-conditioning, and kitchenette. Additionally, the premises feature two smaller partitioned office/meeting room spaces. Shared WC facilities are available on the ground floor.

### Accommodation:

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

	sq m	sq ft
Total	104.8	1,128

### Service charge:

A service charge is levied for the upkeep and maintenance of the common parts. Please enquire for further information.

### 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:

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### Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £10,500. Therefore making the approximate Rates Payable £5,240 per annum for 2023/24.

Tenants may be eligible for Small Business Rates Relief if this is the only property they occupy and/or any other properties they occupy have a rateable value of less than £2,900 each. Qualifying ratepayers will pay no rates on properties with rateable values up to £12,000 with a tapered relief of between 100% and 0% for properties with rateable values between £12,001 and £15,000.

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 property is available by way of a new effective full repairing and insuring lease. Terms to be agreed.

### Legal fees:

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

### VAT:

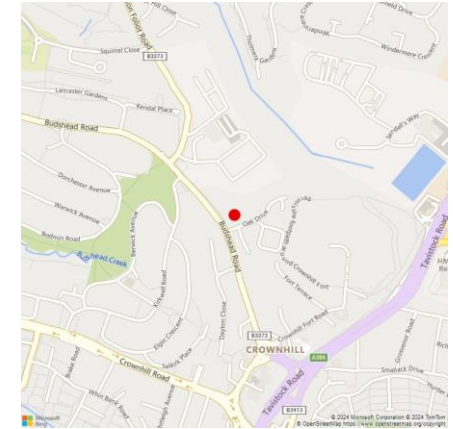
The property has been elected for VAT and therefore VAT will be charged on the rent.

### 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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