

£11,250 pax

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

1,109 Sq Ft (103 Sq M)

Summary

- First floor office
- On site car parking
- Flexible terms
- 103 sq m / 1,109 sq ft
- New lease

Location:

Brooklands Office Campus is located on Budshead Road, which in turn leads onto Tamerton Foliot Road (B3373). It is accessed off Tavistock Road (A386), which is a main arterial route from the city centre to Tavistock and beyond. The city centre is approximately 3 miles away.

Description:

The building forms part of a courtyard complex of individual buildings. The subject office suite is located on the first floor of building 6 and is predominantly open plan with a separate partitioned office/meeting room and kitchen. 4 car parking spaces are available with the suite.

Accommodation:

All areas are approximate and measured in accordance with the RICS Code of Measuring Practice on a net internal basis.

	sq m	sq ft
Total	103	1,109

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:

C (69).

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £11,500. Therefore making the approximate Rates Payable £5,739 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.

<u>Contact</u> 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 costs 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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kery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Hease refer to wilesingbusinesspremises could for the trink information. Vickery Holman for themselves and for the Vendors or Leasors of the property whose Agents they are, give notice that: 1) The particulars are set out as general outline only for guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given hout responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the ployment of Vickery Holman has any authority to make or give any representation or warranty in relation to this property.

