



To Let

£21,500 pax

Unit 2 Block 1 Barrack Court, 4a William Prance Road,
Derriford, Plymouth, Devon, PL6 5ZD

2,288 Sq Ft
(212.6 Sq M)

Summary

- Industrial/hybrid unit
- Mezzanine floor
- Allocated car parking and EV charging point
- Prominent position on Plymouth International Medical and Technology Park
- A Rated EPC
- Solar PV and Air Source Heat Pumps

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 also benefits 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, the units in Block 1 benefit from varying sized mezzanine floors and WCs to the ground floor. 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). The sizes are taken from the construction plans and are subject to final as built measurements.

	sq m	sq ft
Total	212.6	2,288

Roller shutter doors approx. w3m x h2.5m.
Eaves min 6m / max 9m.

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:

A (24)

Planning:

The property has consent for Classes B2, B8 and E 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:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £17,000, therefore making the approximate Rates Payable £8,483 per annum for 2025/26. 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 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:

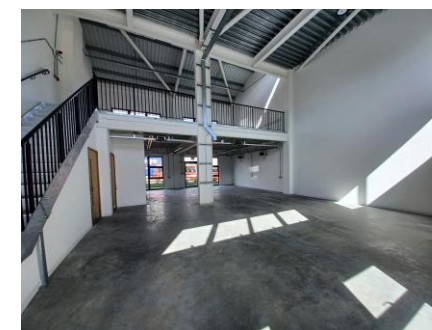
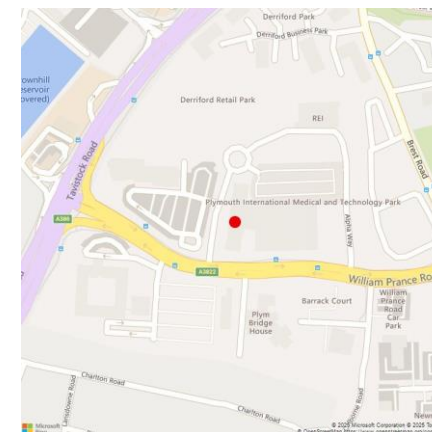
We are advised the property is elected for VAT and will therefore be chargeable on all outgoing.

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

Anna Jackson

Tel: 07841 150718

Email: ajackson@vickeryholman.com

Carys Makelis

Tel: 07841 150716

Email: cmakelis@vickeryholman.com

Plymouth Office

Plym House, 3 Longbridge Road,
Plymouth, Devon, PL6 8LT