

**To Let**

**£11,500 pax**

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

1,128 Sq Ft  
(104.8 Sq M)



## Summary

- First floor office
- 5 allocated car parking spaces
- Two separate offices/meeting rooms
- Kitchenette

## 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 centre 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, and kitchenette. Additionally, the premises feature two smaller partitioned office/meeting room spaces. Shared WC facilities are available on the ground floor. There are 5 allocated car parking spaces demised to the suite.

## Accommodation:

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

	sq m	sq ft
<b>Total</b>	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:

C (66).

## 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 2025/26. From 1st April 2026 the Rateable Value will be £9,900. Therefore making the approximate Rates Payable £4,277 per annum for 2026/27.

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 assignment of the existing lease. The remainder of a 7 year lease from 19th August 2024 is available, with a tenant break clause on 19th August 2028 and open market rent review on 19th August 2029. Alternatively, the Landlord will give consideration to proposals for a new lease for a longer term.

## Legal fees:

The incoming tenant is to be responsible for their own and 50% of the Landlord's legal costs in relation to this transaction.

## VAT:

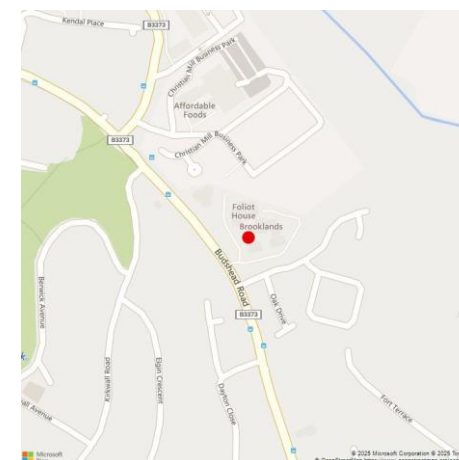
The property has been elected for VAT and therefore VAT will be charged on the rent.

## 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

**Anna Jackson**

Tel: **07841 150718**

Email: [ajackson@vickeryholman.com](mailto:ajackson@vickeryholman.com)

**Carys Makelis**

Tel: **07841 150716**

Email: [cmakelis@vickeryholman.com](mailto:cmakelis@vickeryholman.com)

**Plymouth Office**

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