



**To Let**

**£44,500 pax**

5 Derriford Business Park, Derriford, Plymouth, PL6 5QZ

3,730 Sq Ft  
(346.5 Sq M)

# Summary

- Detached office building
- Prominent business park location
- Flexible office and meeting room accommodation
- 14 car parking spaces including an EV charging point
- Secure barrier controlled car park
- Close to The Range, Aldi, M&S Foodhall and PureGym
- Approximately 1 mile from the A38
- New lease

## Location:

The unit occupies a prominent position on Derriford Business Park, which is conveniently situated just off Brest Road. There is also access via the new Alpha Way road, which provides links with William Prance Road and The Range, Aldi, M&S Foodhall and PureGym. There is access to the A38 Devon Expressway at the Manadon junction approximately 1 mile away, via Tavistock Road.

## Description:

5 Derriford Business Park comprises a detached office building set within an attractive business park, conveniently located close to Derriford Roundabout. The main entrance opens into a reception and waiting area. The accommodation is currently configured to

provide three generously sized offices or meeting rooms, together with four smaller rooms to the rear, a server room, WC facilities, a shower room and a kitchenette. The two front offices also benefit from direct external access via double doors. The property occupies a generous site and provides 14 car parking spaces to the front, including an EV charging point, as well as two secure bicycle lockers. Access to the car park is controlled by an entry barrier.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net internal basis.

|              | sq m  | sq ft |
|--------------|-------|-------|
| <b>Total</b> | 346.5 | 3,730 |

## Service charge:

A service charge is levied for the upkeep and maintenance of the communal areas of the estate. Please enquire for further information.

## Services:

We understand that mains gas, 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:

D (80)

## 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 £42,750 therefore making the approximate Rates Payable £18,468 per annum for 2026/27.

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 full repairing and insuring lease. Terms to be agreed.

## Legal fees:

Tenant to contribute £960 + VAT towards the landlords legal and professional costs.

## VAT:

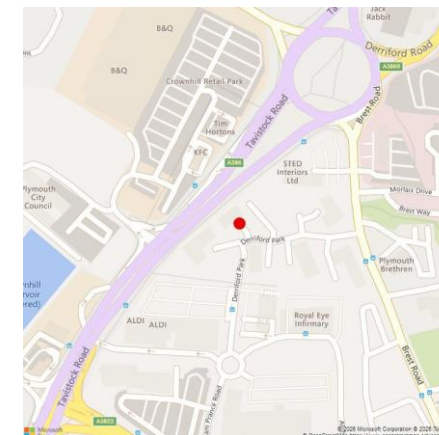
The property has been elected for VAT and therefore VAT will be charged on the rent.

## 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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