

## OFFICE

AIRPORT BUSINESS CENTRE, ESTOVER, PLYMOUTH PL6 7PP



## TO LET

**DDA COMPLIANT SERVICED OFFICE SPACE**

**SUITES AVAILABLE FROM 13.5 SQ M (145 SQ FT) UPWARDS**

**AVAILABLE ON FLEXIBLE TERMS**

**LARGE CAR PARK**



**01752 670700**

**[www.strattoncrebercommercial.co.uk](http://www.strattoncrebercommercial.co.uk)**

## LOCATION & DESCRIPTION

The premises occupy a prime business location on Thornbury Road, off Plymbridge Road, Estover, which is the main route between the A386 Tavistock Road and Estover. The A386 Tavistock Road provides direct access to the A38 Devon Expressway approximately 2 miles to the south.

The offices benefit from all the necessary modern conveniences of Cat 2 lighting, Cat 5 cabling and are being offered on an inclusive basis, which includes business rates, all utilities and in the smaller units line rental and broadband internet. The units benefit from disabled access on all floors, large car park and an onsite café. The site also offers a variety of extra services such as file storage, conference facilities and warehouse facilities.

**ACCOMMODATION** (all areas and dimensions are approximate and are measured on a gross internal basis unless otherwise stated)

Suite	Area Sq M	Area Sq Ft	Rent
50	38.2	411	£860 pcm
57	21.2	229	£450 pcm
65 - 71a	171.3	1,844	£2,500 pcm
74	13.6	146	£310 pcm
80	13.5	145	£310 pcm
107	13.7	148	£221 pcm
116	93	1,001	£1,670 pcm
Recording Studio	93	1,001	£1,700 pcm

## LEASE TERMS

All suites are available on either fixed or flexible lease terms. All rentals quoted include the following: business rates, all utilities and in the smaller units line rental and broadband internet.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been commissioned and further details are available on request from the Agents.

## VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

## VIEWING AND FURTHER INFORMATION

Strictly by prior appointment only via the JOINT AGENTS - Stratton Creber Commercial – Chris Ryland or Byron Hammond

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[www.strattoncrebercommercial.co.uk](http://www.strattoncrebercommercial.co.uk)

Stratton Creber Commercial supports the aims and objectives of The Code of Practice on Commercial Leases in England and Wales which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk) for further information.

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk). Cry/BH/8314 (10.02.2012)

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