



# To Let

Ground and 3<sup>rd</sup> Floor, Range HQ,  
Elsie Margaret House,  
William Prance Road,  
Derriford, Plymouth, PL6 5ZD

Newly Developed Landmark Office

High quality internal fitout

Ready for immediate occupation

Suites from 4527 sq ft to 21,695 sq ft

Rent: £12.50 psf.

Viewing by prior appointment with  
Gavin Sagar or Chris Ryland

**(01752) 670700**

[gavins@sccplymouth.co.uk](mailto:gavins@sccplymouth.co.uk)

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## Location & Description

Plymouth is the largest City in the South West of England west of Bristol with a resident population in excess of 250,000 inhabitants. It offers a range of retail and employment opportunities and is located on the main London Paddington to Penzance rail line and has ferry links to both Brittany in Northern France and also Spain

Plymouth International Business Park is located to the south of Derriford Hospital, the largest NHS facility in the West of England beyond Bristol, and immediately to the east of the A386 linking Plymouth with Tavistock to the north and North Devon beyond. The Business Park is located approximately 1.5 miles north of the A38 Expressway and approximately 4 miles from Plymouth's commercial retail centre. To the western end of the Business Park, which was developed in conjunction with the South West Regional Development Agency on former Ministry of Defence land, is a substantial office building occupied by the Land Registry opposite which is a Future Inn hotel. To the eastern side of the Business Park, an academy school for primary age children has recently been constructed. Located within the immediate vicinity of the subject property are predominantly The Range retail store, Future Inn Hotel, Land Registry K2 Medical Systems, Peninsula Medical school and HSBC.

The property comprises a of a brand new 5 storey steel frame construction with insulated profile clad elevations beneath a metal profile clad roof structure draining to metal concealed gutters and metal downpipes. Windows and doors are of powder coated aluminium double glazed units and the building has structural concrete floors. Internally the offices benefit from high levels of natural light, modern acoustic ceilings, LED integrated lighting, Cat 6 cabling, modern carpets, demised kitchen areas, shower facilities, 8 passenger lifts, climate cooling and heating, and demised WC & disabled facilities.

Externally there is demised parking for the benefit of the offices.

## Accommodation

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

### Third Floor

Suite 1	522 sq m	4,527 sq ft
Suite 2	420 sq m	5,625 sq ft
Suite 3	540 sq m	5,813 sq ft

### Ground Floor (Retail)

Suite 4	557 sq m	6,000 sq ft
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<b>Total:</b>	<b>2,039 sq m</b>	<b>21,695 sq ft</b>
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## Tenure

The premises are available on either individual suites or the entire area. This by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms. The quoting rental is to be £12.50 PSF.

## Planning

The premises currently benefit from a B1 planning use throughout. Alternatives uses will be considered on the ground floor spaces.

## Rateable Value

We understand that the property is shown in the 2017 Rating List as the development has not been completed. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate (EPC)

An EPC has been commissioned further details are available from the agents.

## VAT & Legal Costs

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

Each party to bear their own legal costs incurred in the transaction. The landlord supports the code for leasing business premises in England and Wales 2007.

## Other

In line with The Money Laundering Regulations 2007, Stratton Creber Commercial are obligated to verify ID for all clients that are conducting property transactions through the Company.

Ref: 12650



### Plymouth Office

Farrer Court, 75 North Hill, Plymouth PL4 8HB  
Tel: 01752 670700  
Fax: 01752 221655

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without 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 each of them;
- No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.



## Services

- Air conditioning and a fresh air circulation system.
- Separate heating and cooling controls to enable each floor or part floor to be controlled.
- Separate electricity meters.
- IT network cabling already installed to each floor in the perimeter trunking.
- Dedicated server room to each floor and part floor (pod).
- Disabled person shower, plus cleaner's sluice to each floor.

## Parking

4 Spaces per pod.



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