4 BUCKLAND HOUSE, 12 WILLIAM PRANCE ROAD, DERRIFORD, PLYMOUTH, PL6 5WR

TO LET £40,000pa

Listers
PROPERTY CONSULTANTS

LOCATION:
Situated off the A386 Plymouth to Tavistock Road, Plymouth International Business Park is ideally located to the north of Plymouth City Centre with easy access to main road, rail and Continental ferry links. The business park provides a high quality environment designed to attract the South West's growth sectors of medical, technology and research and development. Nearby occupiers include IMASS, Neville & Co, Securitas, Newcross Healthcare, NHS and Radiology Academy.

DESCRIPTION:
An end of terrace, two storey self contained office building constructed in 2006. The high quality accommodation is mainly open plan with some demountable partitioning forming offices, meeting room and staff welfare. The specification includes comfort cooling/heating, suspended ceilings with CAT II lighting, carpeted raised modular flooring for easy IT installation and passenger lift.

Externally there is allocated parking for 14 cars.

SCHEDULE OF ACCOMMODATION:

Area	Sq Ft	Sq M
Ground Floor Office	2,200	204
First Floor Office	2,064	192
Total	**4,264**	**396**

Parking 14 Allocated spaces

LEASE TERMS: (subject to contract)
The premises are available on new tenants' FR&I leasehold terms, subject to surrender of the existing lease, at a rental price of £40,000pa.

VAT:
All the above prices are quoted exclusive of VAT.

LEGAL COSTS:
Each party to bear their own costs.

ENERGY PERFORMANCE CERTIFICATE:
The EPC Rating for this property is B (30).

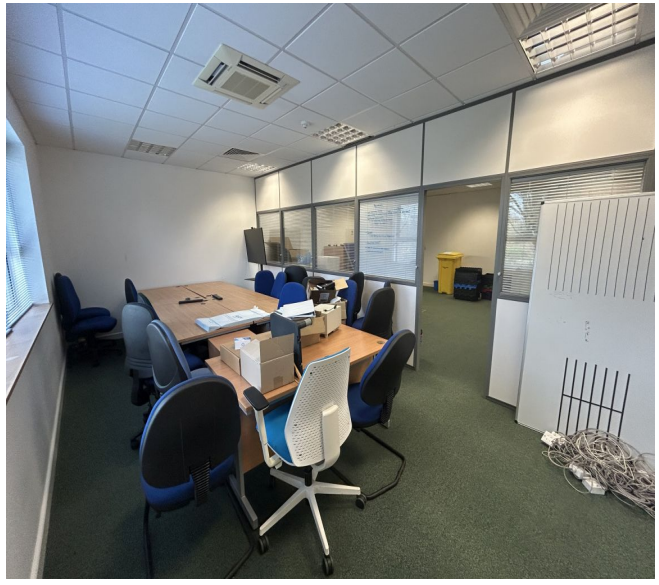
BUSINESS RATES:
We refer you to the government website: www.tax.service.gov.uk/view-my-valuation/search which shows that the current 2026 rateable value of the building is £45,000 and parking £6300. To find out how much business rates will be payable there is a business rates estimator service via the website.

ANTI-MONEY LAUNDERING:
A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed..

VIEWING AND CONTACT INFORMATION:
Strictly through Listers. Please contact:-

Gareth Forrest

01752 222135
Email enquiries@listers.uk.com



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