



MONK
&
PARTNERS

OFFICES

**FIRST FLOOR UNIT C360
WILLIAM PRANCE ROAD
PLYMOUTH INTERNATIONAL
PLYMOUTH PL6 5WR**



1,848 – 3,831 ft² / 172-356 m²

TO LET

A0284

4 The Crescent • Plymouth • Devon • PL1 3AB • Tel. 01752 255222 • Fax. 01752 251100

THE PARTICULARS CONTENTS HEREIN ARE FOR GUIDANCE ONLY AND THEIR ACCURACY IS NOT GUARANTEED NEITHER DO THEY FORM PART OF ANY CONTRACT

LOCATION

Plymouth is the largest City on the south coast of England with a population of about 260,000 which is expected to grow significantly under the 2020 Vision, which has already seen inward investment in the city. Plymouth offers a local airport, a continental ferry port and main-line railway station with services to London (Paddington) in just over 3 hours.

Plymouth International Medical & Technology Park is situated in the heart of Derriford, in the approximate geographical centre of the City, just to the north of the A38 dual carriageway, which links to the M5 and motorway network at Exeter. Unit C360 lies within the Office Zone, which comprises 8 contemporary, 2-storey buildings, set in attractive landscaping.

Other office occupiers include HSBC, IMASS, Merlin Robotics, ROK, NHS & The Peninsula Radiology Academy. There is also a Future Inns hotel, with the well-reputed Fishbone restaurant, on the Park. Unit C360 is undoubtedly the most prominent building in the Office Zone and an elevated position affords impressive views in almost every direction.

DESCRIPTION

The property is of steel frame construction with brick and profile steel panel elevations, partly rendered and painted block-work under an insulated, profile steel roof with double-glazed windows.

A shared front door with entry-phone, swipe card and turn-key access, opens into an impressive glazed atrium entrance hall with wood-effect flooring, 8-person lift and carpeted stairs to first floor, disabled, male and female toilets, and inset down-lighting. Joinery is of varnished ash with painted plaster wall finishes and stainless steel handrails providing a high quality office environment.

The available accommodation comprises an open-plan reception, two offices and an air-conditioned meeting room formed with glazed partitioning, reprographics/post room, kitchen, telecoms room and a store. Some areas, within have been defined using a variety of floor textures and wall finishes as well as an impressive curling wall and lighting effects, all as part of a comprehensive fit-out package, offered at no additional cost. Up to 12 parking spaces can be demised and there is some opportunity to double-park. The specification also includes raised compartmental access flooring and suspended ceilings incorporating Category II VDU-compatible lighting.

A further 2 suites are vacant and available, subject to surrender of an extant lease which, along with an adjacent lobby, could add another 1,983 ft² /184 m².

ACCOMMODATION

	m ²	ft ²
Pt First Floor	172	1,848
GF Suite 1	131	1,410
GF Suite 2	50	540
GF Lobby	3	33
Total Ground Floor	184	1,983
TOTAL	356	3,831

TERMS OF AVAILABILITY

A new FRI under-lease (expiring before 27th September 2018), on flexible terms, to be agreed. Assignment of our client's head-lease will also be considered. A service charge will be levied for maintenance of external and shared parts. Each party is to bear their own legal costs.

RATES

The Rateable Value (2005) of the whole first floor is estimated at £41,500 but all suites are to be assessed. The rating authority is Plymouth City Council. The UBR multiplier 2009/10 is 48.5p in the £.

VIEWING/FURTHER INFORMATION

Strictly by appointment through joint sole agents:

Monk & Partners
4 The Crescent
Plymouth
Devon
PL1 3AB

Tel: 01752 255222
Fax: 01752 251100
E-mail: johns@monkandpartners.co.uk

Contact: Johns Slade, BSc MRICS

OR

King Sturge
Contact: Ifan Rhys-Jones
Tel No: 01752 202121
E-mail: ifan.rhysjones@kingsturge.com

SUBJECT TO CONTRACT

Monk & Partners and King Sturge support 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