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UNIT 7 DERRIFORD BUSINESS PARK, CROWN HILL, PLYMOUTH, PL6 5QZ

- 659.59 sq m (7,100 sq ft) approx. of single storey office space
- Kitchenette, male/female/disabled WCs
- Car parking for 30 vehicles inc. disabled spaces and bike shelter
- 3 year lease term available

TO LET

**Edward
Symmons**

01752 222233

www.edwardsymmons.com



LOCATION

Derriford Business Park is situated immediately adjacent to the A386 Tavistock road dual carriageway at the Derriford roundabout in the Crownhill area of Plymouth. This area includes the Derriford Hospital, Plymouth City Airport, International Business Park and Tamar Science Park. It is intended to be the focus of major future development for the city.

DESCRIPTION

The property comprises a single-storey office building with brick/glazed elevations under a pitched profile sheet roof. The offices are equipped with gas central heating, air conditioning, perimeter trunking and suspended ceilings incorporating fluorescent strip lighting. Facilities include a kitchenette area and male, female and disabled WCs and both fire and security alarms are already fitted. The car park area directly outside the building has space for approximately 30 vehicles including disabled spaces and provides access to a bike shelter.

ACCOMMODATION

The net internal area, measured in accordance with the RICS Code of Measuring Practice, is:

659.59 sq m (7,100 sq ft).

SERVICES

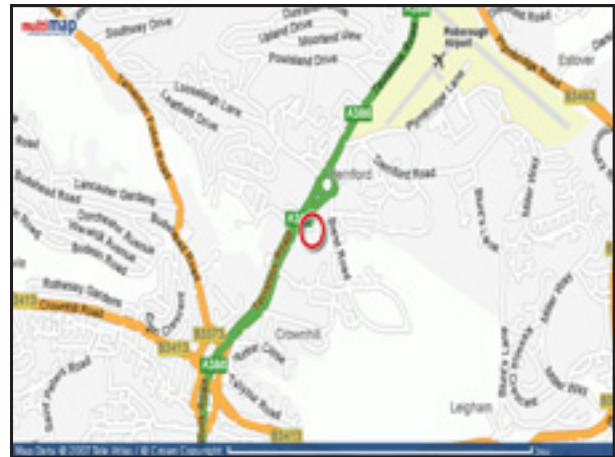
We understand that Mains electricity (inc. 3-phase), gas, water and drainage are connected to the premises.

RATEABLE VALUE

The premises are assessed for Business Rates as "Offices and Premises" with a Rateable Value of £60,500.

LEASE TERMS

The premises are available to let on a new lease on full repairing and insuring terms for 3 years. The lease will be contracted out of the Landlord & Tenant Act security of tenure provisions. It may be possible to negotiate a rent-free period of between 3 - 6 months.



RENT

On application.

CODE OF COMMERCIAL PRACTICE

Edward Symmons LLP support the Code of Commercial Practice on commercial leases in England and Wales. The Code strongly recommends that you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing and signing a business tenancy agreement. Further information is available at www.commercialleasecodeew.co.uk

LEGAL COSTS

The ingoing tenant will be responsible for all legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT which will be charged.

VIEWING & FURTHER INFORMATION

Strictly by appointment with the sole agent, Edward Symmons LLP:

Contact: Andrew Wood
 Email: andrew.wood@edwardsymmons.com

Ref: 092595

1 Russel Court, 18 St Andrew Street, Plymouth PL1 2AX

Misrepresentation Act 1967

Edward Symmons LLP, as agents for the vendor or, as the case may be, Lessor (the "Vendor") and for themselves, give notice that:

- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer or contract.
- (2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Edward Symmons LLP or their servants. It is for the Purchaser or as the case may be Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness. He must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
- (3) The vendor does not make or give and neither Edward Symmons LLP nor its servants has any authority, express or implied, to make or give any representation or warranties in respect of the property.
- (4) In the event of any inconsistency between these Particulars and the Condition of Sale, the latter shall prevail.
- (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.

Note: Edward Symmons LLP has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making his own enquiries in this regard.

