



# TO LET

## MAY SALE

FREEHOLD WITH VACANT POSSESSION

6,626 sq ft (615.5 sq m)

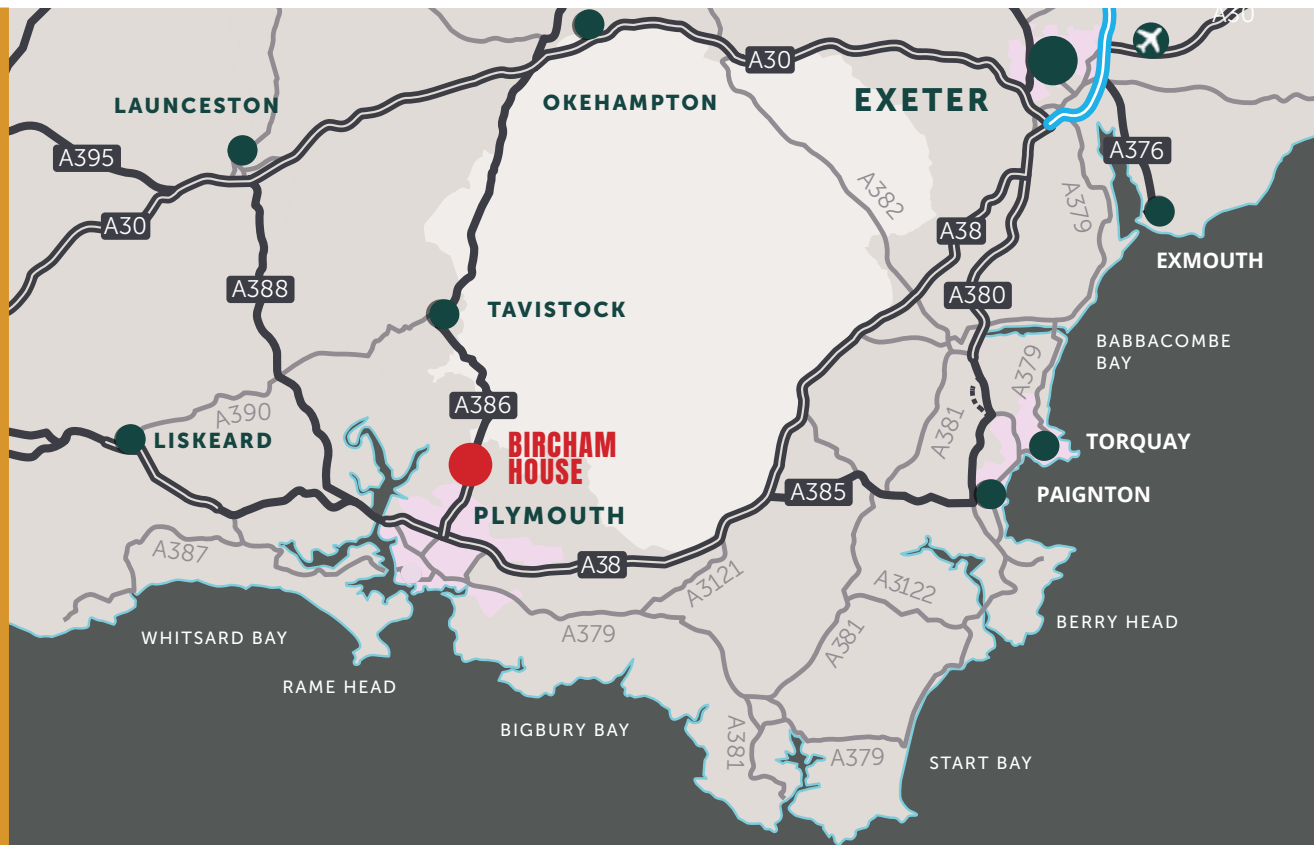
## OFFICE

IN A PROMINENT LOCATION

# BIRCHAM HOUSE

William Prance Road, Plymouth International, Derriford, PL6 5WR

- DETACHED TWO STOREY OFFICE BUILDING
- SUITABLE FOR OWNER OCCUPIER
- REFURBISHMENT OPPORTUNITY
- PARKING FOR 24 CARS
- GAS HEATING WITH PERIMETER RADIATORS
- EPC RATING OF C (53)



## LOCATION

Plymouth is the largest city on the south coast of England, with a population of approximately 260,000 and is expected to grow significantly. Plymouth has a continental ferry port and a 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 just to the north of the A38 dual carriageway which links to the M5 and motorway network at Exeter. It has dual access from the busy Tavistock Road and via the Forder Valley Link to the A38. The Park is close to the University Hospitals NHS Trust campus, Plymouth Science Park and Plymouth Marjon University.

Bircham House is located on a prominent corner position on the junction of William Prance Road into the Business Village which is an established office location in the heart of Derriford. Other occupiers on the Business Village include Newmedica, Care Fertility, The SW Imaging Training Academy, Land Registry and the PDSA.

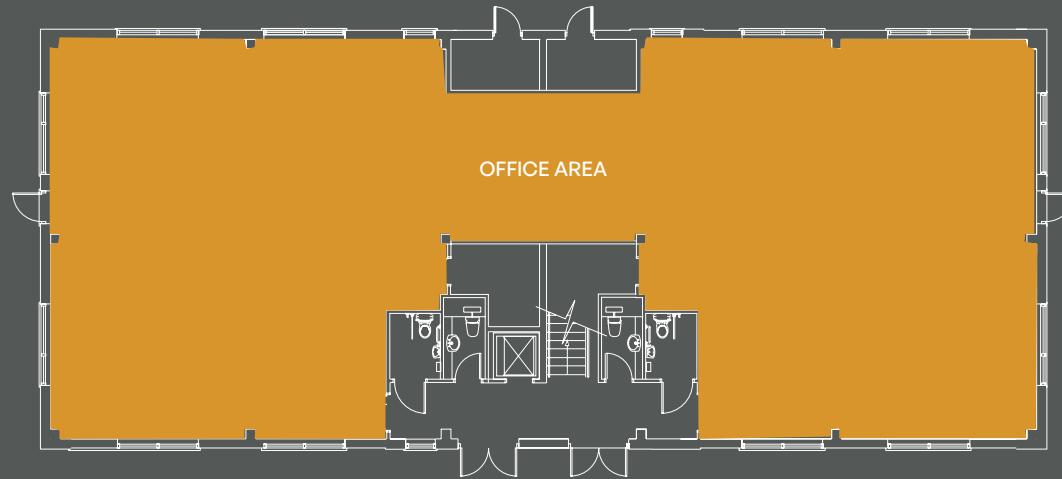
The Park now has a District Centre with new M & S and Aldi foodstores, a Gym, Costa and Starbucks Coffee, Range Retail Store and European Headquarters, Gym and a Future Inn Hotel and Conferencing facilities. Opposite is the Ship which also has a gym and other leisure facilities

## A FEW CLOSE NEIGHBOURS

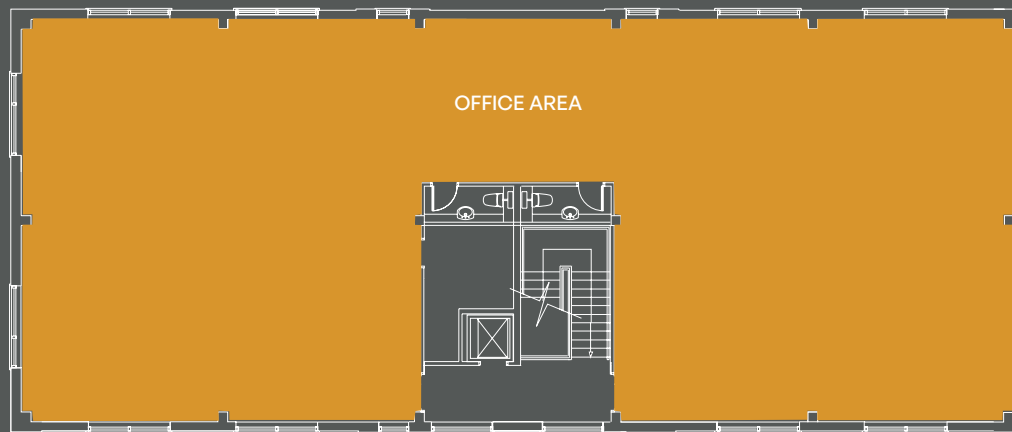


## PLENTY OF AMENITIES

## INDICATIVE FLOOR PLANS



GROUND FLOOR PLAN



FIRST FLOOR PLAN

PLANS ARE NOT TO SCALE PLEASE CHECK ON SITE - NO ADDED INTERNAL PARTITIONS SHOWN

## DESCRIPTION

Bircham House is a detached two storey office building of steel frame with masonry and clad elevations under a profile pitched roof. It has two entrance doors into a small front lobby with a platform lift and stair access to the first floor.

Disabled, male and female WC facilities are located in the entrance core with WC facilities off the office space on the first floor and a kitchen point on both floors with a break out area on both floors.

Half of the ground floor is used for storage.

Heating is gas – fired with perimeter radiators. The ceilings are suspended with recessed CAT 2 Level lighting. Power and data services are distributed by way of a fully accessible raised floor system.

Secure surface level parking for 24 cars is in front of the building.

The building can be subdivided into four self-contained office suites on the two floors. The building has been occupied by the NHS who have relocated. It can be refurbished to an occupiers specific requirements.

## ACCOMODATION

FLOOR	AREA SQ M	AREA SQ FT
GROUND FLOOR	302.00	3,251
FIRST FLOOR	313.60	3,375
<b>TOTAL</b>	<b>615.60 SQ M</b>	<b>6,626 SQ FT</b>





## RATEABLE VALUE

The offices are assessed under the 2023 rating list as having a rateable value of £55,000:

## ENERGY PERFORMANCE CERTIFICATE

The EPC rating for the property is C ( 53 ).

## TERMS

Bircham House is available to let as a whole or floor by floor. Alternatively, the owners will consider a sale of the freehold with vacant possession.

For details of quoting terms contact the agents.

## PLANNING

Bircham House was built in 2004 under Planning Consent Reference: 02/01919/REM

Interested parties should make their own enquiries to the Planning Department of Plymouth City Council.

Tel: 01752 304366 email: [planningconsents@plymouth.gov.uk](mailto:planningconsents@plymouth.gov.uk)

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the purchase price. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

## AML

A successful purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

## FURTHER INFORMATION

For further information or to arrange a viewing contact the agents.



HECTOR PEARCE

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**LEASEHOLD/FREEHOLD  
OPPORTUNITY  
BIRCHAM HOUSE**

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