



HECTOR PEARCE

Intelligent real estate

To Let

Suite 1 Second Floor The Range

Elsie Margaret House William Prance Road
Plymouth PL6 5ZD



PROPERTY SUMMARY

- Open plan Grade A office space
- VRV comfort cooling and ventilation
- Perimeter 3 compartment trunking with power and data in situ
- Lift access to each floor
- Suspended ceiling with recessed LED lighting
- In situ meeting rooms
- Impressive reception with concierge & dedicated parking in the decked car park adjacent

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.

Elsie Margaret House is located on a prominent roadside position Willam Prance Road opposite the Future Inn Hotel. It is an established office location in the heart of Derriford. Other occupiers include Capita, Regus, 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.

DESCRIPTION

The building is a new office block built attached to the retail store and was completed in 2019 of steel frame construction with glazed full height cladding. It has an impressive entrance and reception accessed from William Prance Road or directly from the carpark. The reception is manned and there are seating areas for guests / clients visiting the building.

ACCOMMODATION

The accommodation comprises the following area, measured in accordance with the RICS Code of Measuring Practice, on a Net Internal basis:

FLOOR	SQ M	SQ FT
Suite 1, Second Floor	352	3,789
TOTAL	352	3,789

PLANNING

The premises currently benefit from a B1 planning use throughout. Alternative uses will be considered on the ground floor for retail or other uses.

TERMS

The suite is available to let as a whole on a new full repairing and insuring lease.

For further information on service charge and rent contact the agents.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

FURTHER INFORMATION & VIEWING

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

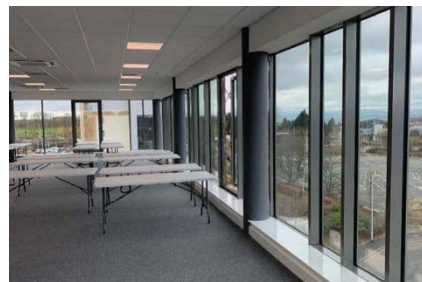
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