

TO LET

REFURBISHED OFFICE BUILDING

28-29 CENTRAL PARK AVENUE

PLYMOUTH PL4 6DE

SUITABLE FOR A RANGE OF USES STP



SUMMARY

- Strategic location close to Central Railway Station and the City Centre
- Substantially refurbished and upgraded in 2019
- 53,652 sq ft (4,984 sq m) NIA
- Suitable for a range of tenant sizes from 6,544-30,459sq ft per floor
- Site area of 1.88 acres (0.76 hectares)
- Excellent secure parking provision with 107 spaces (1:500 ft NIA)
- Also suitable for a wide range of commercial uses (subject to planning)



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LOCATION

Plymouth is a regional centre located on the south west Devon coast and is the gateway to Cornwall. The city has a population of 264,700 and is the largest urban centre on the South West peninsula. The city is accessed to the north east by the A38 and M5 motorway, and Plymouth Central Station provides easy access to Exeter, Bristol & London.

Plymouth's economy is diverse with strong foundations in maritime industries, defence and advanced manufacturing. The city is home to HMNB Devonport, the largest naval base in Western Europe, which plays a central role in the local economy by supporting thousands of jobs and contributing significantly to the defence sector. In recent years, Plymouth has seen growth in sectors such as healthcare, education and digital technology, with the University of Plymouth driving innovation and research.

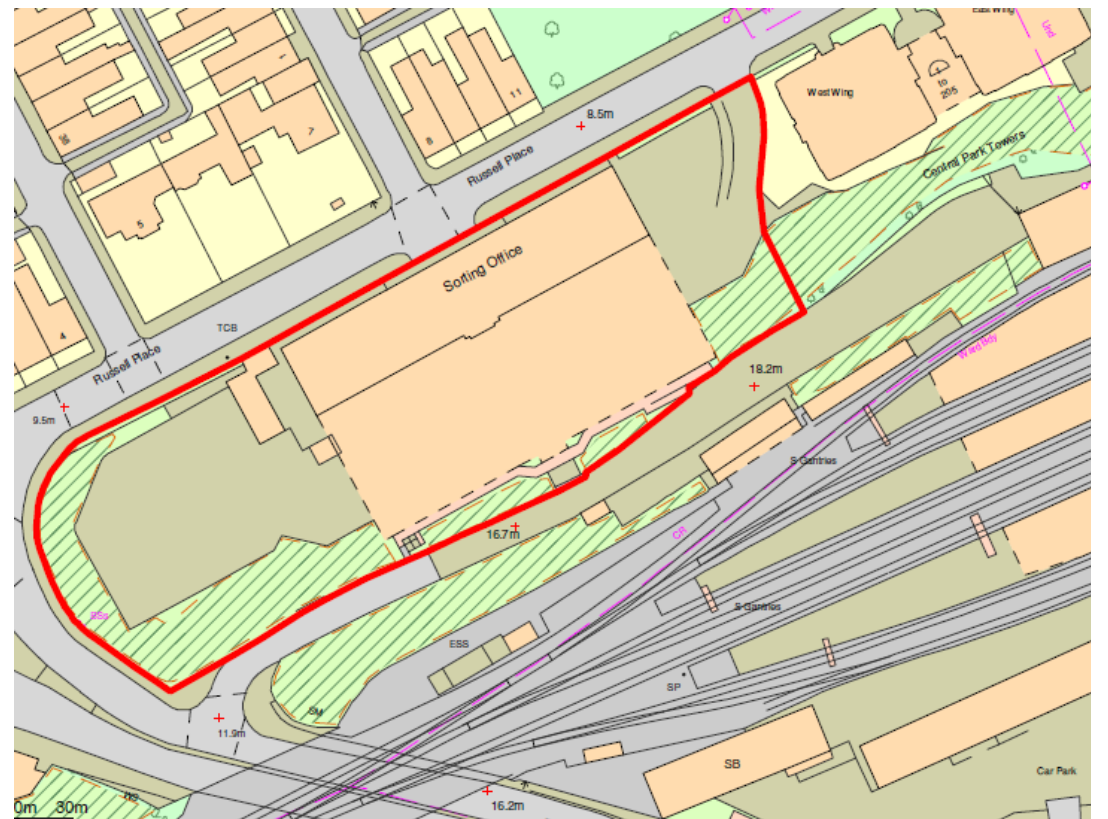
Major occupiers in the city include Devonport Royal Dockyard (Babcock International), Princess Yachts, Becton Dickinson, University Hospitals Plymouth NHS Trust (Derriford Hospital and associated sites), Plymouth City Council, University of Plymouth & The Range.

Plymouth was ranked 5th highest among UK cities in the Demos PwC Good Growth for Cities Index, excelling in income distribution, work life balance and transport, and was named the most improved city year-on year. The city is currently experiencing one of the most significant city regenerations, with projects estimated at £1 billion set to unfold over the next 10-15 years.



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SITUATION

The property is located on the south side of Central Park Avenue, directly north of the Plymouth Central Railway Station and to the south of Central Park. The City Centre and University of Plymouth's main campus is within five minutes' walk to the south. The property is highly visible to passing traffic with frontage to Pennycomequick roundabout, which forms part of the strategic road network and is a major gateway into the City Centre from the north.

The nearby Central Railway Station is the focus of a major £80m masterplan redevelopment which will significantly improve the area. This will create a modern transport hub, new University faculty space, station car park, improved public realm linking to the City Centre, and subsequent office, hotel, residential and educational developments. Further information is available at www.investplymouth.co.uk/railway-station

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DESCRIPTION

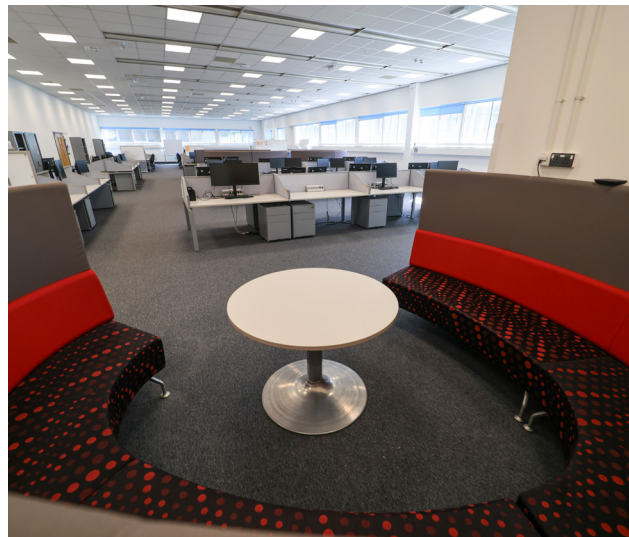
The property comprises a four storey, 1920s red brick office building fronting Central Park Avenue together with a 1970s concrete framed projecting extension raised on columns to the rear. The property has been used by University of Plymouth as offices and teaching facilities, with ancillary amenity and storage accommodation. Externally, a barrier-controlled car park provides 107 secure parking spaces which reflects an excellent parking ratio of 1:500 sq ft.

The building was significantly refurbished in 2019 and works included:

- Upgrading of the heating, cooling and ventilation system
- New platform lift
- New UPS, data cabling, and emergency lighting
- Improvements to the lighting, partitioning, ceiling grid and doors
- New flooring
- A new catering facility and additional toilet facilities



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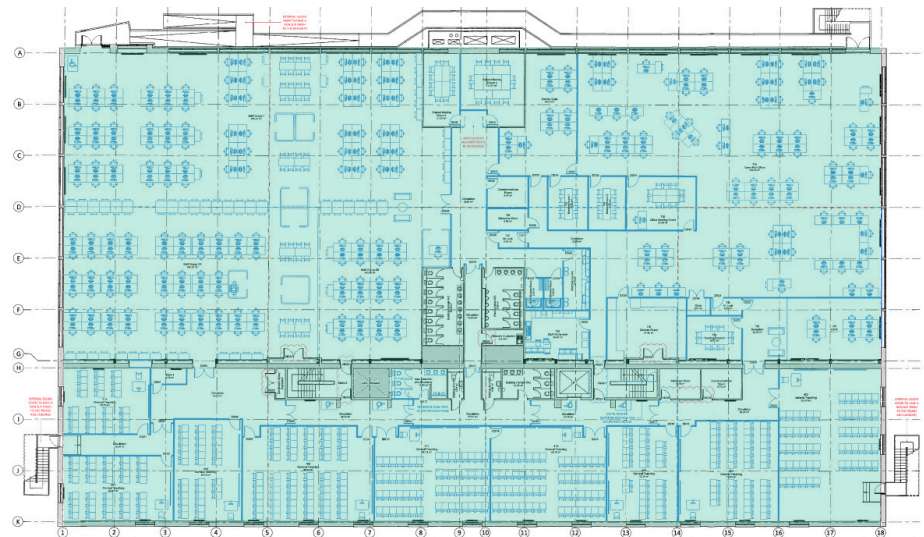
ACCOMMODATION

The property provides a total of 53,652 sq ft (NIA) of office and ancillary amenity and storage accommodation over four floors, as follows:

	NIA SQ M	NIA SQ FT
Lower Ground Floor storage	607.91	6,544
Ground Floor	734.84	7,910
First Floor	811.88	8,739
Second Floor	2,829.74	30,459
TOTAL	4,984.37	53,652



2ND FLOOR PLAN



SITE AREA

The site extends to approximately 1.88 acres (0.76 hectares)

SERVICES

We understand that all main services are available. There is an adopted public sewer within the boundary of the site.

The culverted Pennycomequick Stream runs through the rear part of the site and there is a South West Water pumping station in the south west corner of the site.

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RATEABLE VALUE

Under the 2023 Rating list, the property has a rateable value of £382,500. The current UBR is 55.5p and business rates payable (without relief) in 2025/26 is £212,287 per annum.

PLANNING

The property benefits from an established lawful use as offices within Use Class E(g)(i) of the Town and Country Planning (Use Classes) Order 1987 (as amended) based on its former use by the Royal Mail as a manual data entry centre – comprising administrative staff working at desks in an office environment processing address data for mail delivery purposes.

The current education use falls within Class F1(a) and operates under a temporary planning consent granted in 2018 and expiring (by extension) in September 2027. By virtue of s57(4) of the Town and Country Planning

Act 1990, on cessation of the education use the property will revert automatically to its former office use without the need for a further planning application.

Any proposed change of use within Class E (e.g. healthcare, retail, etc.) does not require planning permission.

EPC

The property has a current Energy Performance Certificate rating of E 125.

VAT

The Property is not elected for VAT purposes. The landlord reserves the right to opt to tax the property and charge VAT on rent/service charge payments.

DATA ROOM

Additional information is available via a marketing data room. Access to this can be provided upon request.

PROPOSAL

The property is available to let with full vacant possession from 1st October 2025 as a whole or on a floor by floor basis and can be upgraded or adapted to suit specific occupier requirements.

Leases will be drawn on effective full repairing and insuring terms with tenants contributing to a service charge towards any landlord costs associated with the repair, maintenance, cleaning, operation and management of all common areas / services and non-demised parts.

In the event of multiple occupation, car parking spaces will be allocated on a pro-rata basis.

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For further information,
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