



HECTOR PEARCE

Intelligent real estate

To Let
First & Second Floor Offices
334 Outland Road
Plymouth, PL3 5TU

Property Summary

Prominent landmark office building on the Manadon Interchange (A386/A38)

Strategic position between Plymouth City Centre (2.5 miles) and Derriford (2 miles)

Total **59,502 sq ft (5,527.99 sq m)** arranged over six floors

Large, flexible floor plates with comfort cooling and mechanical ventilation

Dual access via front and rear entrances and **basement loading bay**

161 on-site car parking spaces (ratio approx. **1:370 sq ft**)

Additional 75-space car park available separately on terms to be agreed

Excellent **visibility and connectivity** to A38 Devon Expressway and the wider South West

Part Ground Third and Fourth floors under offer





Location

Plymouth is the largest city on the South Coast of England, and a major regional centre for commerce, education and the marine industries. With a resident population of approximately 260,000, rising to over 465,000 within the wider catchment, Plymouth is a key driver of economic activity across Devon and Cornwall.

The city is located approximately 45 miles south-west of Exeter, 120 miles from Bristol, and 200 miles from London. It benefits from excellent transport connectivity via the A38 Devon Expressway, linking directly to the M5 motorway and national road network.

Rail services from Plymouth Station provide regular direct connections to Exeter (55 minutes), Bristol (2 hours 15 minutes) and London Paddington (3 hours). Air links are available via Exeter Airport, approximately 45 miles away, offering flights to key UK and European destinations.

The property occupies a highly prominent position adjacent to the Manadon Interchange, where the A38 and A386 intersect. This key junction connects Plymouth City Centre, Derriford, and the northern suburbs, making it one of the most visible and accessible commercial locations in the city.



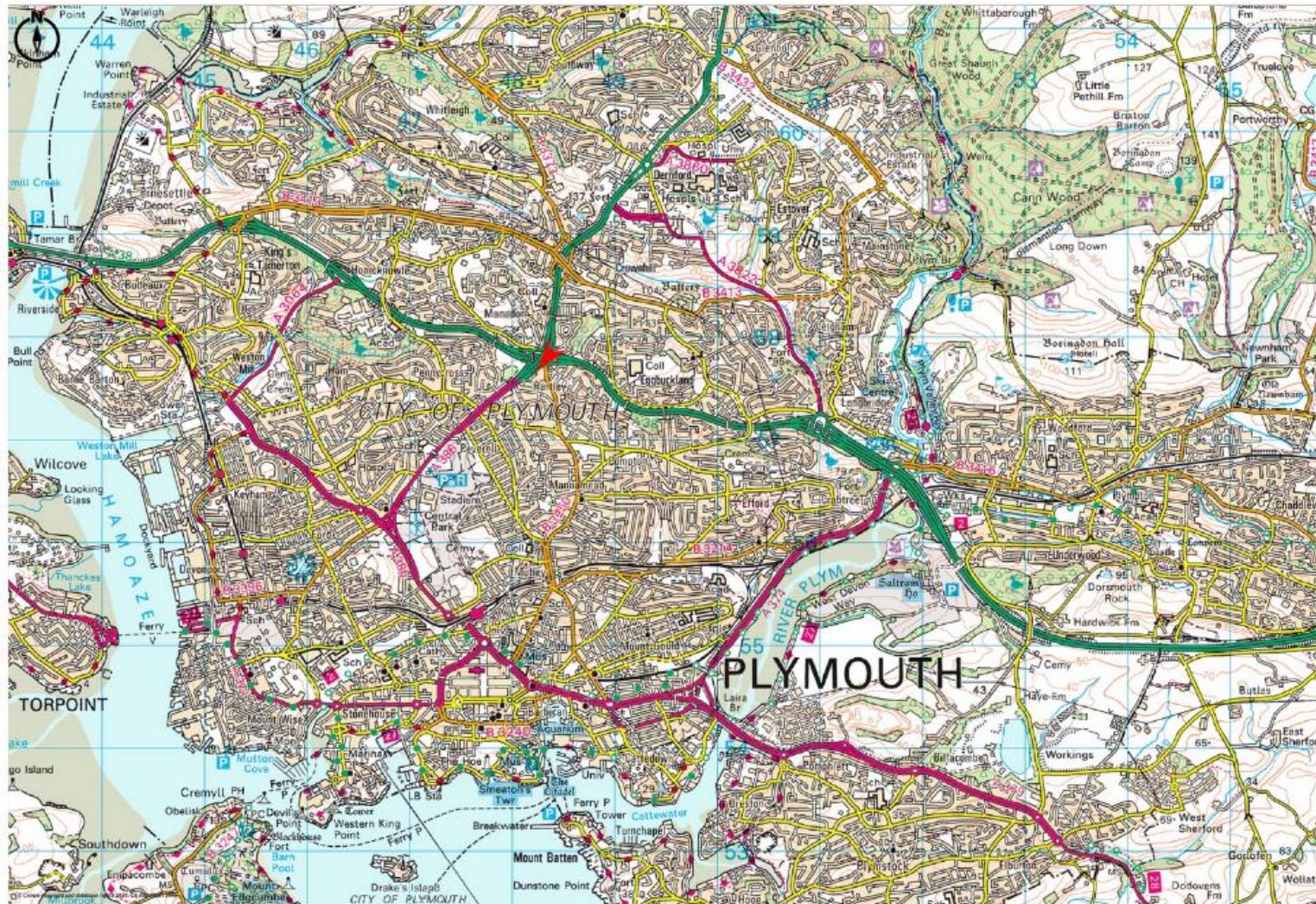
Location

Nearby occupiers include BT, the Land Registry, Future Inns Hotel, and the NHS, reflecting the area's strength as a mixed-use business and employment hub. There is a Morrisons supermarket nearby and a new district centre and retail park at Derriford.

Plymouth's economy is underpinned by major employers such as the Royal Navy, Babcock International, and the University of Plymouth, with a growing presence in renewable energy, digital industries, and professional services. The city also benefits from Freeport status, attracting new investment and innovation-led businesses.

The property is located midway between the three designated Freeport tax sites - South Yard, Langage and Sherford Employment Zone.







Description

The property is a large, detached, multi-storey office building constructed around a cast in-situ reinforced concrete frame with a cantilevered first floor slab and a combination of precast concrete panels and facing brickwork elevations incorporating aluminum 'twin-skin' pivot windows.

The property was built in 1971 by South Western Electricity Board as their Central Accounting Office and provides production, storage and plant rooms on split level ground and basement levels and office accommodation over first to fourth floor levels, with a two storey plantroom on the roof.

The main visitor and staff entrances are via the upper ground level, located on the building's north-west and south-east sides respectively, providing access to the offset service core comprising an internal staircase, two passenger lifts and a separate goods lift. A separate staircase leads down from the rear ground floor lobby into a single storey flat roof extension, comprising a former caretaker's flat converted to provide additional offices.

The basement level provides internal storage and plant rooms. The upper ground level provides a customer reception area, security office, training room, BMS (Building Management Service) room, maintenance store, production area, upper loading bay/office and a large double height plant room and equipment room.

The lower ground level is sub-divided into 12 individual equipment and UPS battery rooms, together with a lower loading bay area, toilet and workshop/office. A hydraulic platform lift provides level access internally between the upper and lower ground levels. The two loading bays are accessed from the main car park.

The first, second and third floors are each configured to provide mostly uninterrupted, clear floor space with no perimeter projections. The areas adjacent to the lift lobby and toilets are partitioned to provide individual offices, meeting rooms, stores and fitted kitchen or vending areas. Separate male and female toilets are located on each floor in the north-west and south-east corners of the building respectively.

Description

Part of the first floor office area has been fitted out as a Data Centre. This includes an aspirated fire alert system linked to the building's BMS system and a dedicated Halon gas fire suppression system.

The fourth floor is configured slightly differently to provide an open plan office area and a fitted staff restaurant, kitchen and break out area. The male and female toilets on this floor are located together in the south-west corner of the building.

The property benefits from a full air handling and comfort cooling system with the main heating, ventilation and air conditioning plant located on the roof. Supplementary cooling is provided to the Data Centre and to meeting rooms, managers' offices, comms rooms, switch rooms, UPS rooms and mailrooms via packaged split air conditioning units.

The internal specification in respect of the ground floor reception and upper floor office areas otherwise comprises mainly carpet tile covered floors incorporating in-floor cabling and three-compartment floor boxes for power/data/telephone services, painted walls, suspended tile ceilings with lighting via recessed and diffused fluorescent fittings and feature spotlights.

The property is one of Plymouth's largest single occupied offices located out of town.

Refer to the accommodation schedule below for current availability.

Accommodation

Measured on a Net Internal Area basis the accommodation comprises:

Floor	Use	Area (sq m)	Area (sq ft)
Basement	Storage	238.37	2,566
Basement Total		238.37	2,566
Ground	Office	187.55	2,019
	Reception	129.73	1,396
	Storage	475.47	5,118
	Tenant Extension	106.79	1,149
			PART UNDER OFFER
Ground Total		899.54	9,682
First	Office	1,077.55	11,599
First Total		1,077.55	11,599
Second	Office	1,089.32	11,725
Second Total		1,089.32	11,725
Third	Office	1,089.32	11,725
Third Total		1,089.32	11,725
Fourth	Office	1,133.89	12,205
Fourth Total		1,133.89	12,205
Total		5,527.99	59,502

Energy Performance Certificate

The property has achieved an EPC rating of B.

Energy performance certificate (EPC)

EDF Energy 334 Outland Road PLYMOUTH PL3 5TU	Energy rating B	Valid until: 18 December 2027
	Certificate number: 9290-7907-0323-4180-3030	

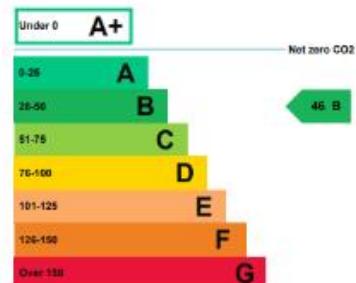
Property type	B1 Offices and Workshop businesses
Total floor area	6,583 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Planning

The premises currently benefit from Class E office use throughout.

Legal Costs

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

Terms

The basement, ground, fourth and fifth floors are under offer. The first and second floors are available To Let as a whole or floor by floor by way of new full repairing and insuring leases.

Quoting terms, service charge details, and specification documents are available upon request.

Anti-Money Laundering

Anti-money laundering ('AML') legislation require estate and letting agents to verify the identities of parties involved in property transactions and to determine the legality of funds supporting a property transaction.

A party interested in this property transaction must provide certain AML information and documents to the vendor's agents.

This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the property transaction.



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