



To Let

£13,500 pax

First Floor Unit 1 Brooklands Office Campus,
Budshead Road, Plymouth, Devon, PL6 5XR

1,330 Sq Ft
(123.6 Sq M)

Summary

- First floor offices
- 5 allocated car parking spaces
- Air conditioning
- Kitchenette
- Flexible terms available
- New lease

Location:

Brooklands Office Campus is located on Budshead Road, which is accessed via Tamerton Foliot Road to the north and Tavistock Road (A386) to the east, which is the main arterial route from Plymouth city centre towards Tavistock. The A38 can be accessed via Manadon Roundabout which is approximately 1 mile away, or the new Platinum Parkway link Road to Marsh Mills Roundabout. Other occupiers on the estate include Hitachi, Thompson & Jackson Solicitors and Tamar Care Services.

Description:

The building forms part of a complex of individual office buildings with the subject office being located to the first floor of Building 1. The property benefits from carpeting, suspended ceiling, air-conditioning and kitchenette. There are shared WC facilities on the ground floor.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	sq m	sq ft
Total	123.6	1,330

Service charge:

A service charge is levied for the upkeep and maintenance of the common parts. Please enquire for further information.

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

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Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £12,000. Therefore making the approximate Rates Payable £5,988 per annum for 2023/24.

Tenants may be eligible for Small Business Rates Relief if this is the only property they occupy and/or any other properties they occupy have a rateable value of less than £2,900 each. Qualifying ratepayers will pay no rates on properties with rateable values up to £12,000 with a tapered relief of between 100% and 0% for properties with rateable values between £12,001 and £15,000.

Interested parties are advised to confirm the rating liability with Plymouth City Council.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The property is available by way of a new effective full repairing and insuring lease. Terms to be agreed.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

VAT:

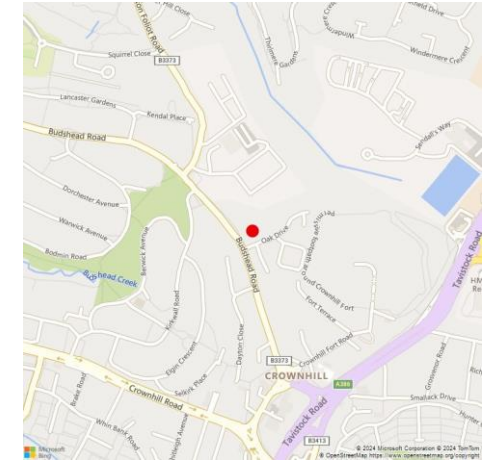
The property has been elected for VAT and therefore VAT will be charged on the rent.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

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



CONTACT THE AGENT

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