



To Let

£11,250 pax.

First Floor Building 6 Brooklands Office Campus, Budshead Road,
Crownhill, Plymouth, PL6 5XR

1,109 Sq Ft
(103 Sq M)

Summary

- First floor office
- On site car parking
- Flexible terms
- 103 sq m / 1,109 sq ft
- New lease

Location:

Brooklands Office Campus is located on Budshead Road, which in turn leads onto Tamerton Foliot Road (B3373). It is accessed off Tavistock Road (A386), which is a main arterial route from the city centre to Tavistock and beyond. The city centre is approximately 3 miles away.

Description:

The building forms part of a courtyard complex of individual buildings. The subject office suite is located on the first floor of building 6 and is predominantly open plan with a separate partitioned office/meeting room and kitchen. 4 car parking spaces are available with the suite.

Accommodation:

All areas are approximate and measured in accordance with the RICS Code of Measuring Practice on a net internal basis.

	sq m	sq ft
Total	103	1,109

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 £11,500. Therefore making the approximate Rates Payable £5,739 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 premises are available by way of a new lease. Terms to be agreed.

Legal fees:

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

VAT:

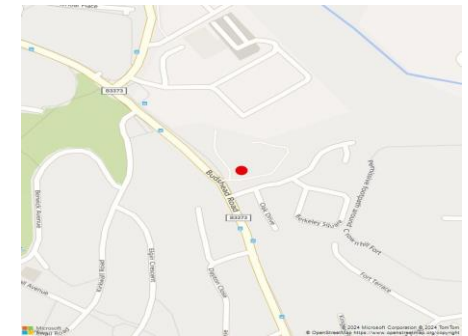
The property has been elected for VAT and therefore VAT will be charged on the rent.

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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