

# TO LET

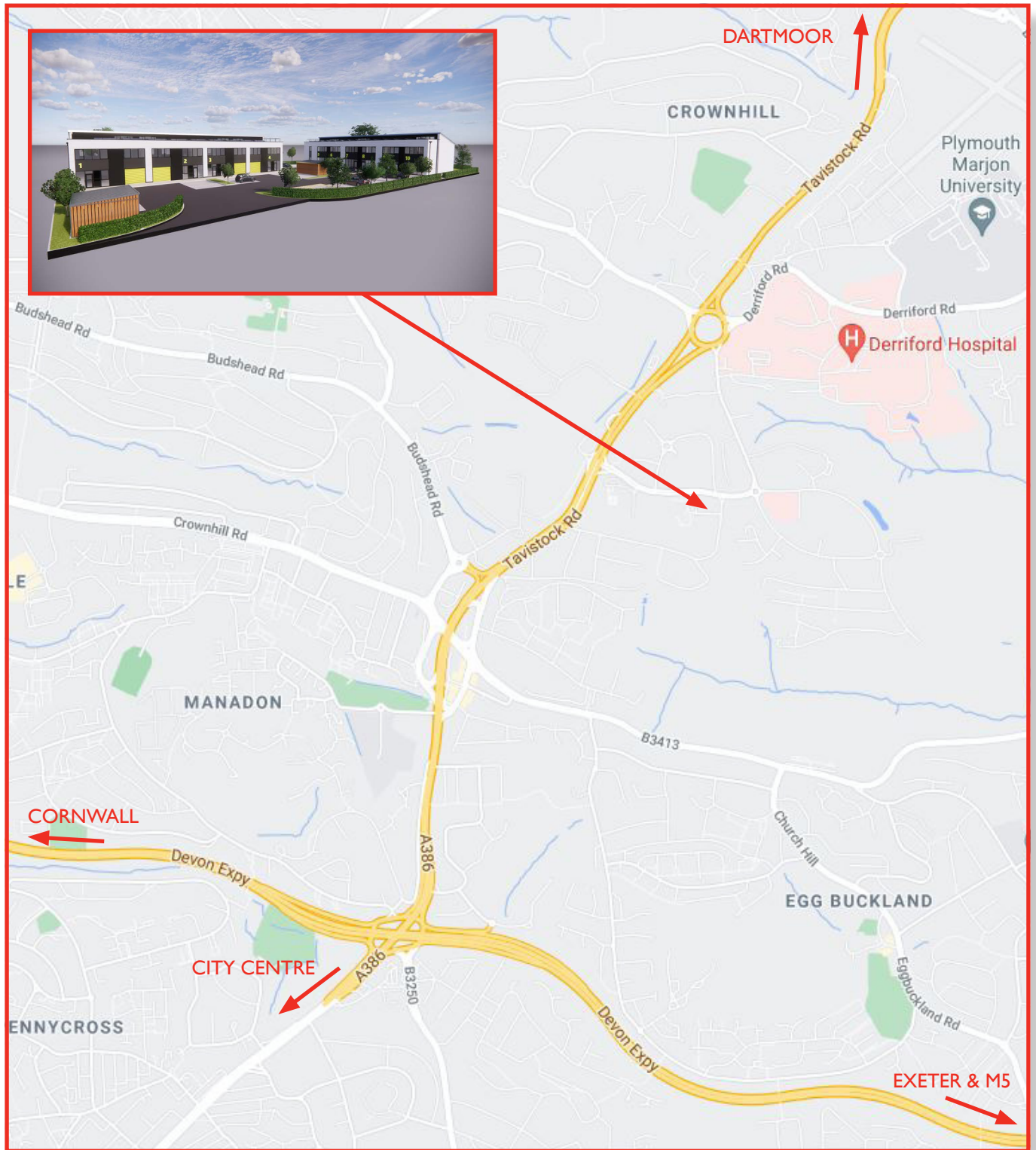


## Units 1 – 10 Barrack Court Plymouth International Medical and Technology Park



- Office and light industrial (hybrid) accommodation available
- 113sqm (1,225sqft) to 295sqm (3,170sqft)
- Allocated parking and electric vehicle charging pods
- Fully fitted offices (heated, lit, carpeted)
- Hybrid units with loading doors and mezzanine floors
- High quality and sustainable project with solar PV
- Prominent location close to Derriford and the new Forder Valley Link Road

# LOCATION



Location map c/o Google Images 2014

Barrack Court is a highly prominent site located on the well established Plymouth International Medical and Technology Park approximately three miles to the north of Plymouth City Centre. Within easy reach of Derriford and the new Forder Valley Link Road the site is well located and connected. The site has a number of high profile neighbours including The Range HQ, Land Registry, Future Inns, numerous business units, the proposed Derriford District Centre and a large residential development known as Palmerston Heights. It all forms part of the wider aspiration and plan to unlock and achieve significant growth in this part of Plymouth.

## Address

Units 1-10 Barrack Court, William Prance Road, Plymouth International Medical and Technology Park, Plymouth PL6 5WR.

## DESCRIPTION

This new, high quality and sustainable scheme comprises a well located and entirely flexible development of commercial workspace. There are two separate blocks as follows:

Block 1 – a terrace of four light industrial/hybrid units.

Block 2 – a terrace of three office units further subdivided vertically to create a total of six self contained offices.

Each unit has its own dedicated car parking and EV charging pod. The units are of steel frame construction and comprise high quality cladding to the walls and roof. Solar PV will be installed to the roofs and other sustainable features such as LED lighting (to the office block), increased levels of insulation, high levels of natural lighting and natural ventilation will be incorporated. The units will be finished to a very high standard.

Specification	Block 1	Block 2
Accessible WC	✓	✓
Carpets	✓ 1st floor	✓
LED Lighting	✓ external	✓
Perimeter Trunking		✓
Kitchenette/Teabay		✓
Flexible design for horizontal or vertical expansion (subject to availability)		✓
Self contained access	✓	✓
Electrically operated lifts		✓
Roof mounted solar PV	✓	✓
High levels of insulation and natural daylight	✓	✓
Solar reflective glass	✓	✓
Security alarm systems	✓	✓
Recycling zones	✓	✓
Allocated parking and EV charging pods	✓	✓
Varying sizes of first floor mezzanines with stair access	✓	
Flexible design	✓	✓
Loading doors – insulated and electrically operated	✓	
High quality landscaping	✓	✓

## SITE PLAN





## UNIT SIZES

(Subject to final as built measure)

### Block 1 – Industrial/Hybrid

- Unit 1 221sqm (2,385sqft)
- Unit 2 221sqm (2,365sqft)
- Unit 3 221sqm (2,365sqft)
- Unit 4 295sqm (3,170sqft)

### Block 2 - Offices

- Unit 5 158sqm (1,700sqft)
- Unit 6 162sqm (1,743sqft)
- Unit 7 111sqm (1,200sqft)
- Unit 8 116sqm (1,250sqft)
- Unit 9 113sqm (1,225sqft)
- Unit 10 109sqm (1,180sqft)

## RENT

Upon application.

VAT will be applicable.

## PLANNING

The property has consent for use Classes B2, B8 and E.

Prospective tenants are strongly advised to satisfy themselves that their proposed use for the premises is acceptable in planning terms. The prospective tenant is responsible for obtaining any necessary planning permissions, which may be required in connection with their proposed use of the premises.

No motor trade or gymnasium use.

For further information please contact the Planning Department at Plymouth City Council.

## SERVICES

Mains water, drainage and electricity are available and connected.



## BUSINESS RATES

To be assessed.

## ENERGY PERFORMANCE CERTIFICATE

These will be issued upon completion of the scheme however we are targeting an A rating.

## TERMS OF LEASE

Terms to be negotiated.

Units will be let on effectively Full Repairing and Insuring Terms.

## FURTHER INFORMATION AND VIEWINGS

For further information or to arrange a viewing of the property please contact Tom Palmer of the Commercial Property Team on 01752 304202 or email [tom.palmer@plymouth.gov.uk](mailto:tom.palmer@plymouth.gov.uk)

## SUBJECT TO CONTRACT

The particulars are set out as a general outline only for the guidance of intending lessees and do not constitute, nor constitute part of, an offer or contract.

All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given without responsibility and any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

The images are for illustrative purposes only and are subject to change.



HM Government