

**OFFICE BUILDING
FOR SALE OR LEASE**



**WINDSOR HOUSE, TAVISTOCK ROAD
PLYMOUTH, PL6 5UF**

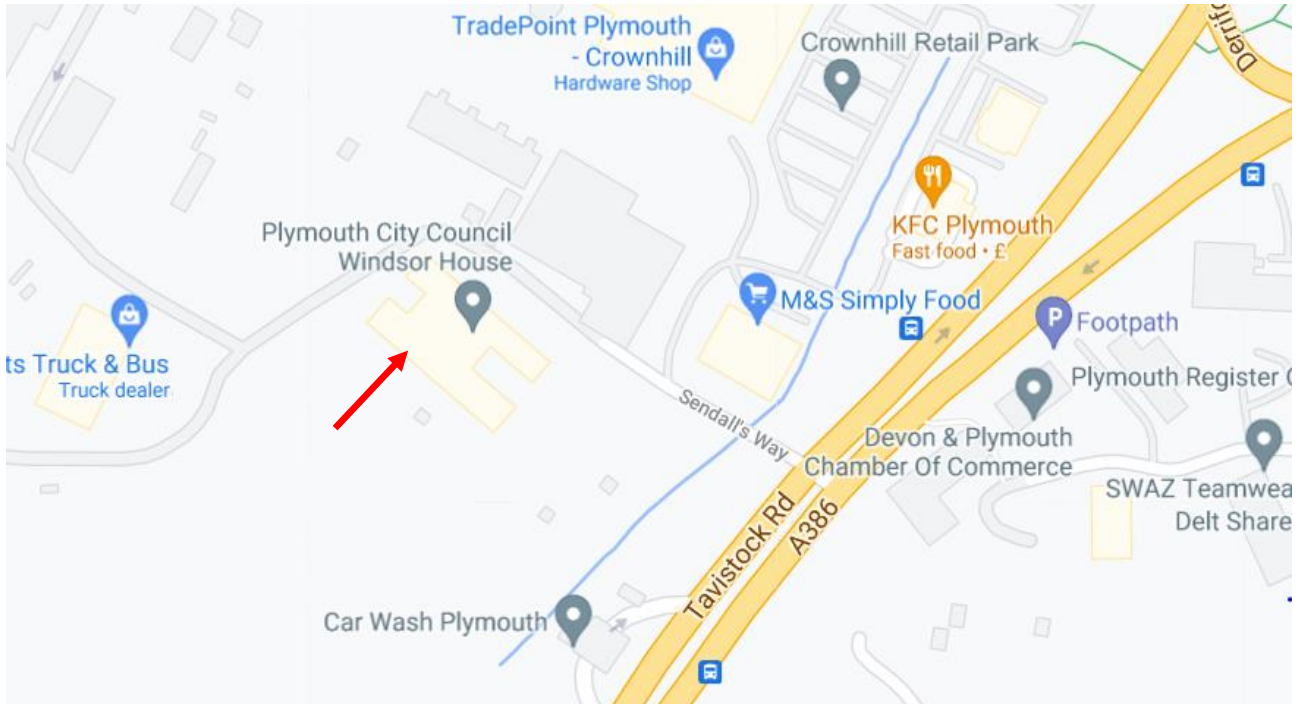
OFFERS INVITED



- Prominent Location near Derriford Hospital
- Conveniently located off the A386 Tavistock Road
- Adjacent to Crownhill Retail Park
- Approx. 9,166.3 sq m (98,664 sq ft) NIA
- Available with Vacant Possession
- Potential for Alternative Uses Subject to Planning
- **SUBJECT TO CONTRACT**

LOCATION

The premises are situated just off the main A386 Tavistock Road, adjacent to Crownhill Retail Park and within close proximity to Derriford Hospital and Plymouth International Business Park.



Location map c/o Google Images 2022

DESCRIPTION

The premises comprises a six storey, steel framed, office building situated on a split level site, together with two areas of car parking both to the front and rear of the property. The building consists of a central glazed atrium with a reception area to the ground floor. There is a lift and open staircase with part galleried landings providing access to the upper three floors, with further stairs and a lift to the lower levels located to the rear of the building. Office space is mainly open plan with carpet tile covered floors and ceiling tiles incorporating recessed lighting, with male and female W/C's to each floor.

ACCOMMODATION

The Office and ancillary accommodation per floor is as follows:-

Floor	(sq m)	(sq ft)
Ground floor	1572.8	16,929
First floor	1533.6	16,507
Second floor	1286.7	13,850
Third floor	557.2	5,998
Upper Basement	2,093.2	22,531
Lower Basement	2,074.0	22,324
Limited use areas	48.8	525
TOTAL	9,166.3 SQ M	98,664 SQ FT

All areas quoted are approximate. Floor plans can be provided upon request.

TENURE

The Council has registered Freehold title to the Building.

The Upper Car Park is held by the Council on a 987 year lease from 12th July 2006 expiring 25th March 2993 at a peppercorn rent.

The Lower Car Park is held by the Council on a 987 year lease from 12th July 2006 expiring 25th March 2993 at a peppercorn rent.

SUBMISSION OF OFFERS

Interested parties should provide the following information as a minimum when submitting an offer:

1. Purchase Price or Rental Offer
2. Purchaser/ Leaseholder Details
3. Conditions
4. Finance/ Affordability
5. Timescales

PLANNING

Prospective purchasers are strongly advised to satisfy themselves that their proposed use for the premises is acceptable in terms of planning and are fully responsible for obtaining any necessary consent.

SERVICES

Mains water, drainage, gas and electricity are available at the property. Prospective purchasers should satisfy themselves that the supply is adequate for their purposes.

BUSINESS RATES

The current business rates assessment is - Offices & Premises RV £735,000.

VAT

The property is opted to tax and therefore VAT will be payable on the purchase price.

ENERGY PERFORMANCE CERTIFICATE

The building has a current DEC Rating of C. A copy of the certificate can be found here <https://find-energy-certificate.service.gov.uk/energy-certificate/2919-1810-2093-9496-9821>

FURTHER INFORMATION AND VIEWINGS

For further information or arrange a viewing of the property, please contact Laura Hathaway of the Land & Property Team on 01752 306802 or at laura.hathaway@plymouth.gov.uk

MISREPRESENTATION ACT

These 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.