



THE SHIP

SPIRIT OF ENTERPRISE

PLYMOUTH

OFFICES – HEALTHCARE & MEDICAL – DATA CENTRE – LEISURE – EDUCATION

HIGH QUALITY SPACE TO RENT WITH PARKING
IN SIZES FROM 129 SQ M TO 4,000 SQ M

PLYMOUTH INTERNATIONAL MEDICAL & TECHNOLOGY PARK



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LOCATION

Ideally situated on the Forder Valley link road providing rapid connections to the A38 Devon Expressway, Cornwall, Exeter & beyond.

Locate on frequent public transport route.

Plymouth City Centre 4 miles

Exeter 45 miles

Bodmin 31 miles

Burrington Estates acquired this former newspaper production hub in 2015 with a vision to breathe new life and energy into the unique building and renamed it 'The Spirit of Enterprise'.

The building is iconic within the Plymouth International & Medical Technology Park, which is one of the city's leading business parks, sat adjoining Derriford Hospital. Other occupiers on the park include Land Registry, K2 Medical, Plymouth Radiology, The Range and Hellermann Tyton. Other amenities include Future Inn hotel and restaurant, Busy Bees nursery and St Matthews primary school.

The building has been sub-divided and has attracted Bodyworld, Adrenalin and Clip n Climb, who are all located within the stern of The Ship. The bow of The Ship is currently laid out as three floors of offices with supporting amenities. The scale of the glazing in this part of the building provide high levels of light, which create a superb working environment and far reaching views over the neighbouring nature reserve. The extensive and dedicated car park is there to complement a regular bus service that runs around the park and from Tavistock Road.

The building can be adapted, subject to planning consent and listed building approval, for alternative uses such as healthcare, medical and life sciences, education, leisure and advanced manufacturing.



ACCOMMODATION

Suites are available in size from 129 sq m to the whole bow section at 4,000 sq m offering flexibility. If taken as a multi-occupancy building then there will be shared access and amenities.

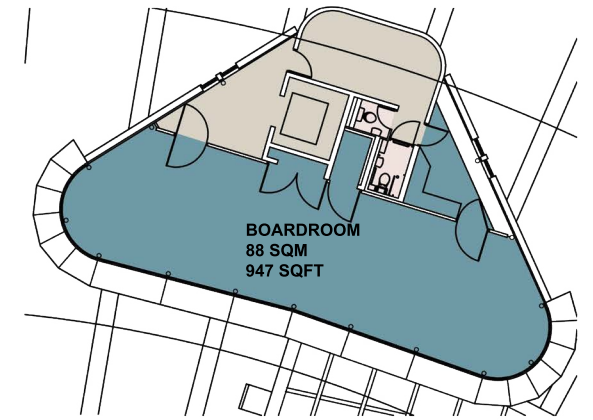
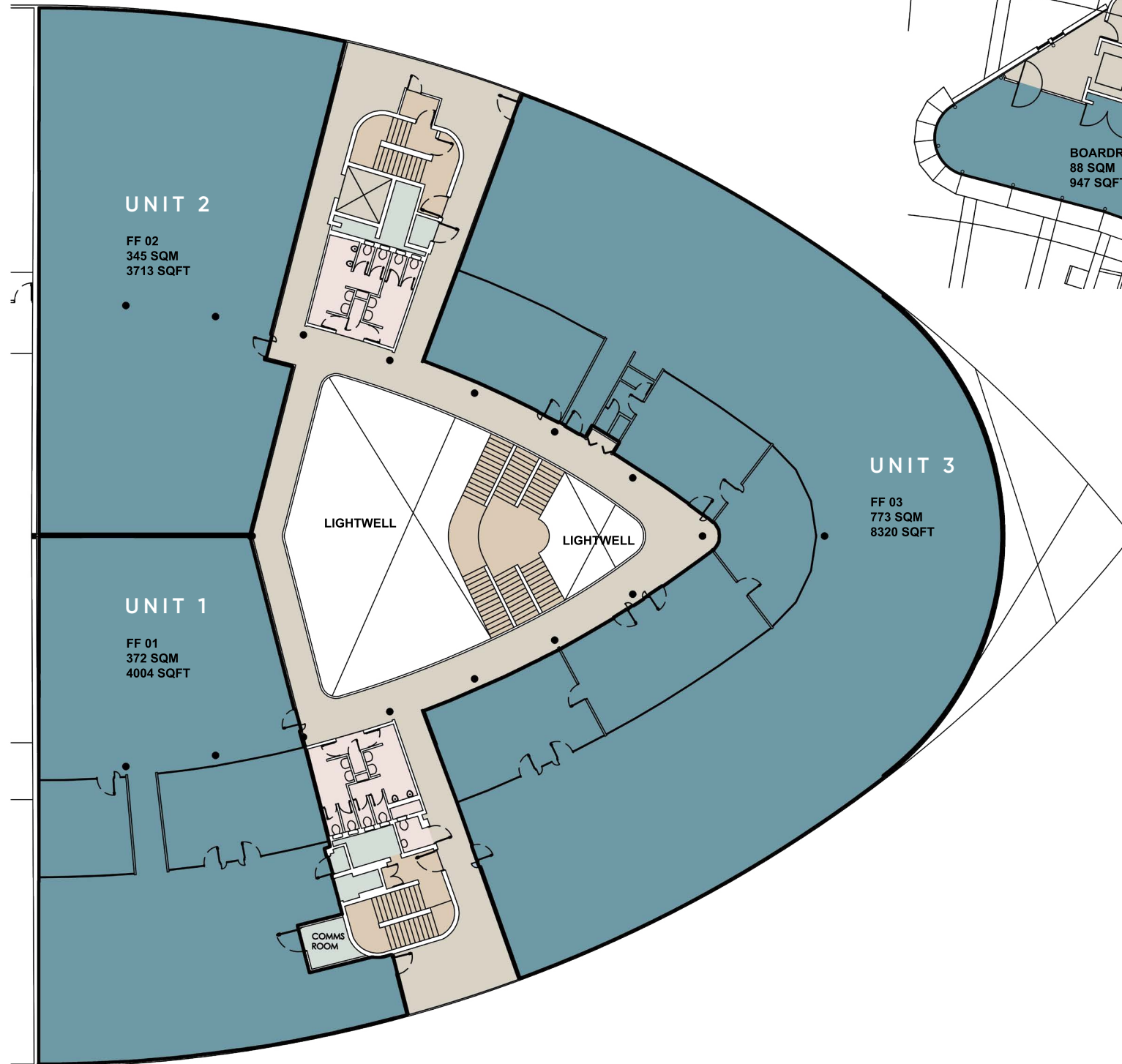
| FLOOR | UNIT | SQ M | SQ FT |
|-----------|--------------------|--------------|---------------|
| BOARDROOM | | 88 | 947 |
| 1 | 1 | 372 | 4,004 |
| | 2 | 345 | 3,714 |
| | 3 | 773 | 8,321 |
| | FLOOR TOTAL | 1,490 | 16,039 |
| G | 1 | 341 | 3,671 |
| | 2 | 315 | 3,391 |
| | 3 | 531 | 5,716 |
| | 4 | 56 | 603 |
| | FLOOR TOTAL | 1,243 | 13,381 |
| LG | CAFE | 350 | 3,767 |
| | 1 | 700 | 7,535 |
| | 2 | 129 | 1,389 |
| | FLOOR TOTAL | 1,179 | 12,691 |



FIRST FLOOR

1,490 SQ M
 (16,039 SQ FT)

-  AMENITIES
-  CORE
-  WC
-  OFFICE
-  CIRCULATION
-  PLANT/ STORAGE



FIRST FLOOR PLAN

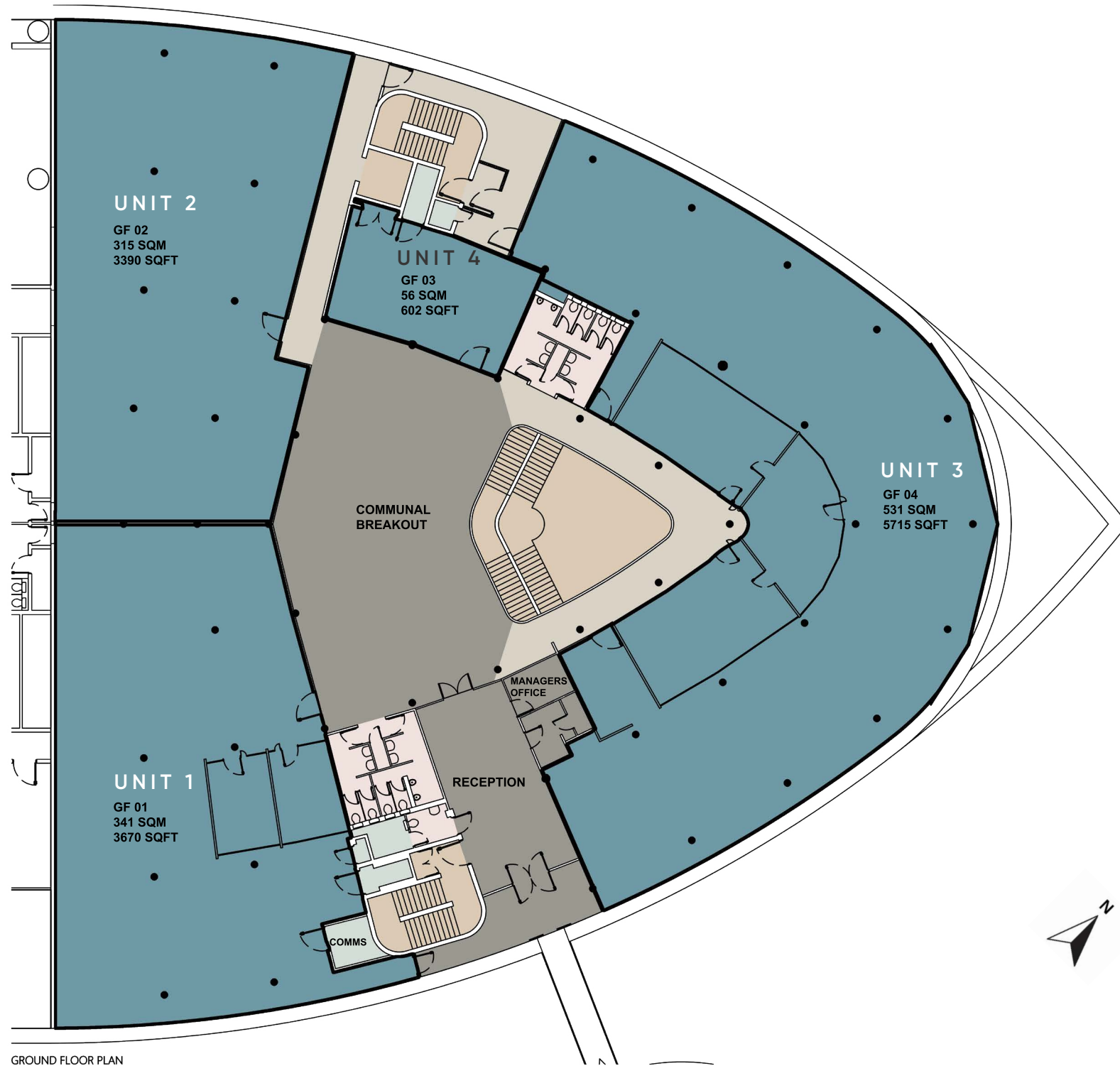


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GROUND FLOOR

1,243 SQ M
(13,381 SQ FT)

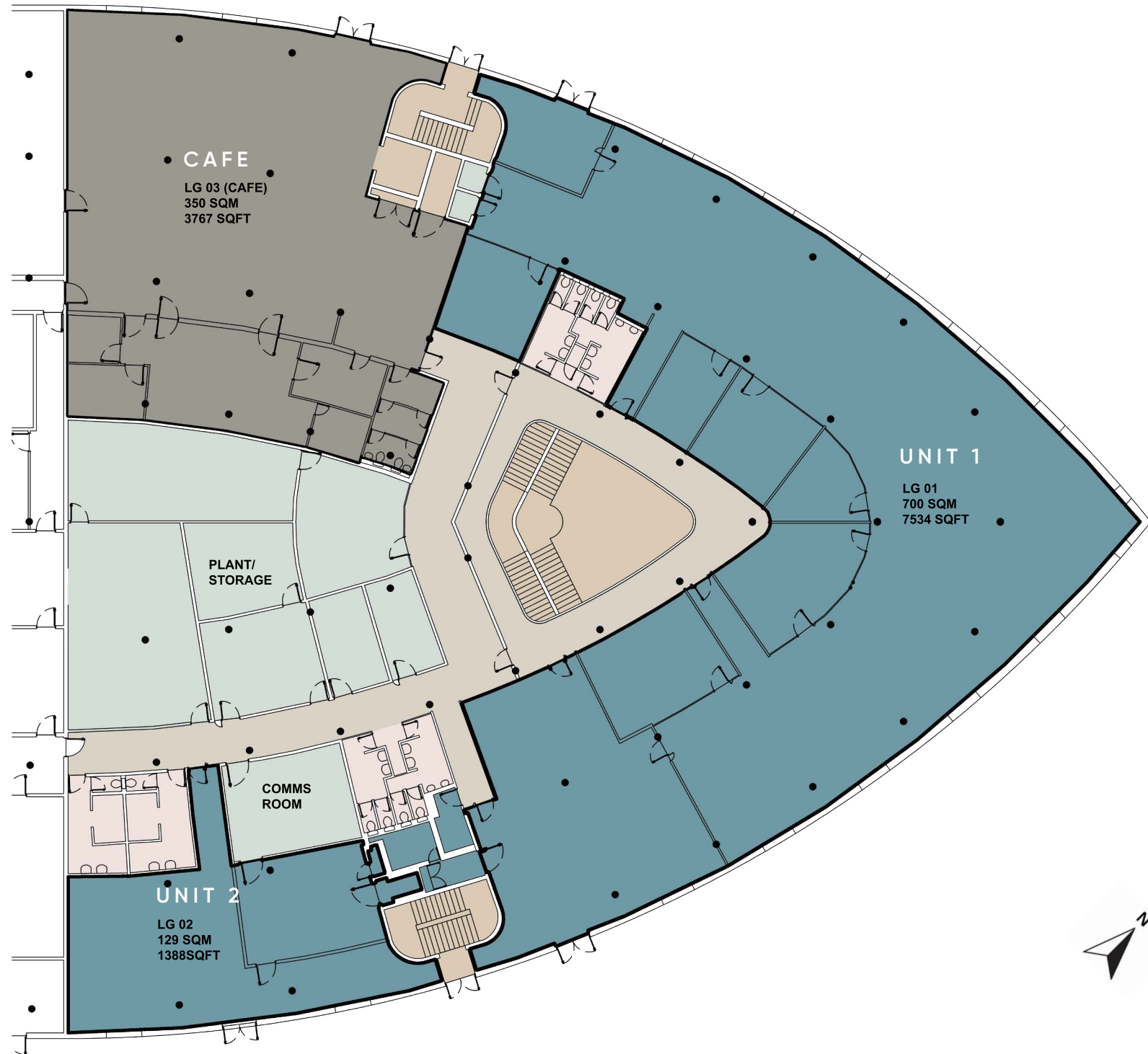
- AMENITIES
- CORE
- WC
- OFFICE
- CIRCULATION
- PLANT/ STORAGE



LOWER GROUND

1,179 SQ M
 (12,691 SQ FT)

-  AMENITIES
-  CORE
-  WC
-  OFFICE
-  CIRCULATION
-  PLANT/ STORAGE



LOWER GROUND FLOOR PLAN



Indicative image



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AVAILABILITY & TERMS

The property is available immediately as a whole or in part and can be upgraded or adapted to suit specific occupier(s) requirements.

The floor space is offered on a leasehold basis with the lease(s) drawn on an effectively full repair and insuring basis with the tenant(s) contributing to the service charge for the whole building. This service charge will cover the maintenance and management of all common areas / services plus the upkeep of the structure, exterior and external areas.

Car parking spaces will be allocated on a pro-rata basis and included within the rental.

FURTHER INFORMATION / VIEWING

Please contact the joint marketing agents:



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