



Sanderson
Weatherall

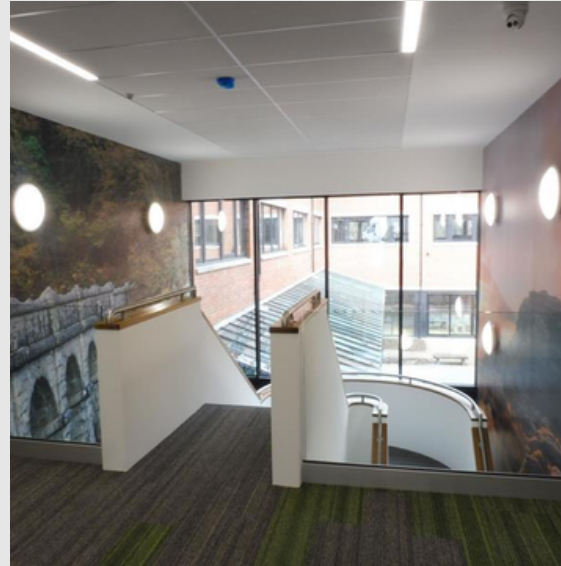
TO LET

GRADE 'A' OFFICE
ACCOMMODATION

Crownhill Court
Tailyour Road
Crownhill
Plymouth
PL6 5DH



Plymouth - 01752 936101
sw.co.uk



DESCRIPTION

Crownhill Court was the subject of an extensive multi-million pound internal and external refurbishment which has resulted in an exceptional office product that is unlike any other office facility in the city of Plymouth.

Sitting in extensive landscaped grounds Crownhill Court provides in excess of 8,000ft² of open plan office accommodation. The building also offers favourable parking allocations. The primary office car park is situated to the South and East of the scheme.

The available accommodation is situated at ground floor level and comprises two open plan suites with numerous dedicated toilet facilities.

Crownhill Court has a communal entrance and the refurbishment provides Grade A office accommodation with communal areas and facilities of similar standard and quality to match throughout. Including:

- New carpet tiles throughout
- New suspended ceiling tiles and grid throughout.
- Extensive bicycle stores and changing areas.
- Communal kitchenette, WCs and showers.
- High quality communal reception area.
- Provision of CAT6 horizontal structured cabling.
- Numerous EV charging points.
- Solar panels.
- Air Source Heat Pump
- 24/7 Security
- Extensive CCTV



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ACCOMMODATION

All areas and dimensions stated are in accordance with the RICS Code of Measuring Practice.

	Sq ft	Sq m
East suite (Lime green on plan)	8,135	755.8
Total (GIA Approx)	24,195	2,247.8

RENT

The quoting rent is £13.25ft².

VAT

The property has been elected for VAT.

BUSINESS RATES

Individual suites to be assessed.

VIEWING & FURTHER INFORMATION

To arrange a viewing or for further information please contact Ashleigh Phillips, Ian LeGrice or Heather Branson

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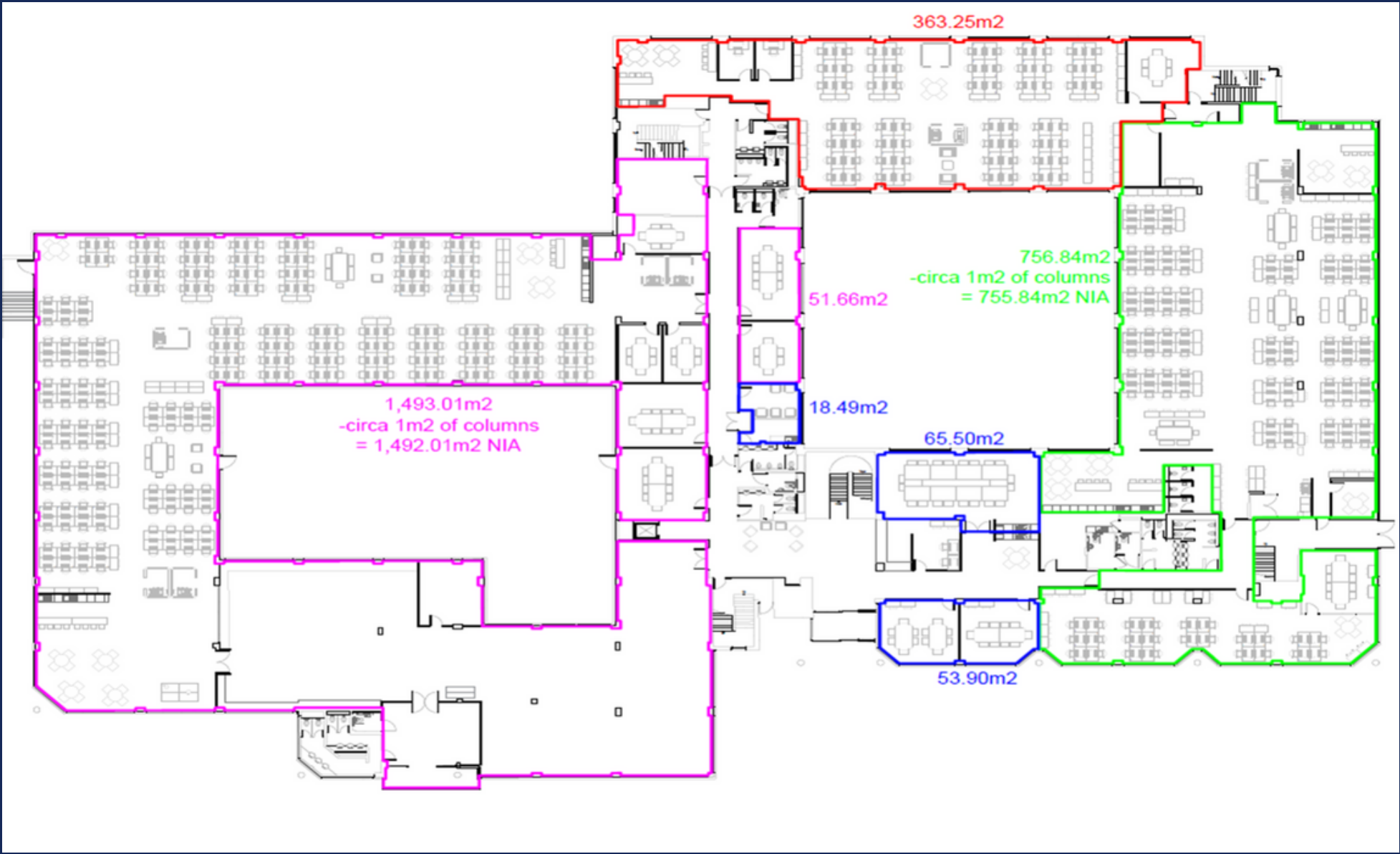
LOCATION

Crownhill Court is ideally situated on the A386, close to Plymouth City Centre and one of the main routes in the area. It is easily accessible by car or public transport and there is overnight accommodation and local shops and places to eat nearby. If you are using public transport, the Plymouth City Bus service 12 runs every 20 minutes from Plymouth Rail Station and stops opposite Plumer House (adjacent to Crownhill Court). Alternatively, a taxi journey from Plymouth Rail Station will take around 10 minutes.

The suburb of Crownhill is to the North of the City and enjoys excellent road links, with good access to both the A386 Tavistock Road and the A38, which links the City by dual carriageway to Cornwall and the Motorway network at Exeter, 40m to the east. Plymouth's main line station with services to London (Paddington) in just over 3 hours is 3.5 miles to the south of the premises.

Plymouth Community Homes, Devon & Cornwall Police, The Range and Land Registry all have major regional headquarters buildings in the immediate vicinity, as well as a number of businesses and services supporting the nearby Derriford Hospital. Current occupiers of Crownhill Court include the VOA, Livewell, and Plymouth City Council

Crownhill/Derriford is set for further growth as new offices, retail and housing take shape on the former Seaton Barracks site and Forder Valley.

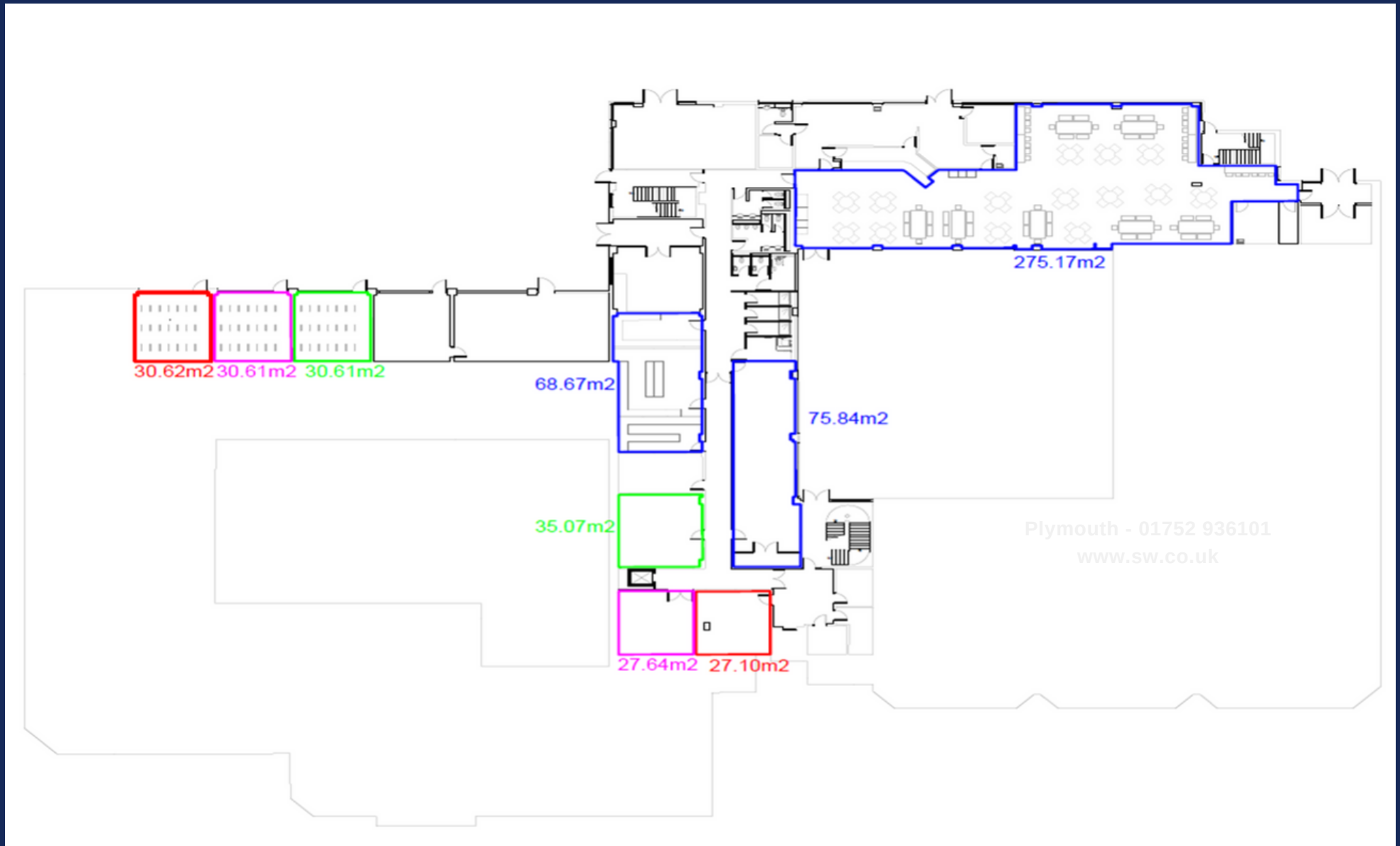


Floor Plan

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