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property consultants

Devonshire Meadows



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To Let

Devonshire Meadows,
Broadley Park Road,
Roborough, Plymouth, PL6 7EZ

DDA compliant serviced office space

Easy access to A38 Devon Expressway

Suites available from 6.7 sq m (72.5sq ft) to
33.1 sq m (356.5 sq ft)

Parking available

Rents: from £120 pcm

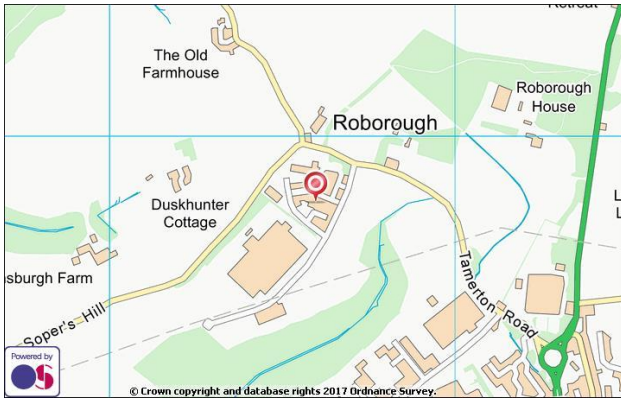
Viewing by prior appointment with
Chris Ryland or Gavin Sagar

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Location & Description

Plymouth is the largest economic centre in the South West with nearly 7,000 businesses generating £4.5bn of Gross Value Added. Listed as Britain's 14th largest city, the largest city in Devon and Cornwall and one of the largest regional centres in the South West, Plymouth has a residential population 260,000 (which is projected to rise within 10 years to 300,000), a student population of 50,000 and a workforce of nearly 170,000. As Britain's "Ocean City", it has the largest naval base in Western Europe and is home to luxury yacht builder Princess Yachts. Access to superfast broadband puts Plymouth in the UK's Top 10 cities for broadband connectivity. Plymouth not only delivers a skilled talent pool of labour, but does so in one of the most attractive rural and marine environments. Plymouth also benefits from a railway station on the main Penzance to Paddington line and a cross channel ferry terminal.

Devonshire Meadows is situated on the northern outskirts of Plymouth, being accessed via Tamerton Road from the Belliver/Roborough roundabout on the A386 Tavistock Road. Access to the A38 Expressway is within 3 miles to the south giving good communications to South East Cornwall, Exeter and the M5.

Accommodation

(all areas and dimensions are approximate and are measured on a net internal basis unless otherwise stated)

| Office | Area m ² | Area Ft ² | Capacity | Rent (pcm) |
|--------|---------------------|----------------------|----------|------------|
| 4 | 20.3 | 218.6 | 4 | £365 |
| 13 | 9.5 | 102.5 | 2 | £180 |
| 16 | 33.1 | 356.5 | 6 | £595 |
| 17 | 6.7 | 72.5 | 2 | £120 |
| | | | | |
| | | | | |

Lease Terms & Rent

All suites are available for 6 months or longer. All rentals include parking, utilities, business rates, service charge and building insurance. There is also free communal Wi-Fi available.

Rateable Value

The business rates are included in the rent.

Energy Performance Certificate (EPC)

D96.

The landlord supports the code for leasing business premises in England and Wales 2007.

Ref: 10423



Plymouth Office

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