

RENT FREE  
INCENTIVES ON OFFER

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creber  
commercial  
property consultants



# To Let

Unit 11E, Radford Park  
Road, Plymstock, Plymouth  
PL9 9DG

First Floor office suite

Total size: 116.44 sq m (1,253.35 sq ft)

Rent: £11,000 PAX

Onsite car parking

Viewing by prior appointment with  
Gavin Sagar or Chris Ryland

**(01752) 670700**

[gavins@sccplymouth.co.uk](mailto:gavins@sccplymouth.co.uk)

[chrisryland@sccplymouth.co.uk](mailto:chrisryland@sccplymouth.co.uk)

[strattoncrebercommercial.co.uk](http://strattoncrebercommercial.co.uk)



## Location & Description

Plymstock is a highly popular suburb of Plymouth located on the East bank of the River Plym, approximately 3 miles to the east of the City Centre. Plymstock is accessed via the A379, the principal road between Plymouth and the South Hams. This popular district has approximately 30,000 residents.

The subject premises are prominently located just off the busy junction of Radford Park Road, Plymstock Road, Dean Hill and Dean Cross Road, approximately 200m from the busy pedestrianized district shopping centre the Broadway.

The property is located above a small retail parade with customer parking to the front and private parking to the rear of the building. Accessed to the right-hand side of One stop convenience store the accommodation is split into a number of rooms of various sizes with the benefit of WC's and kitchen facilities.

To the rear of the property there are 5 demised parking space plus 10 short stay visitors' spaces to the front.

## Accommodation

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

Office 1	39.19 m	421.8 sq ft
Office 2	8.74 m	94.07 sq ft
Office 3	20.71 m	222.9 sq ft
Office 4	12.92 sq m	139.06 sq ft
Office 5	5.7 sq m	61.35 sq ft
Office 6	11.41 sq m	122.8 sq ft
<b>Total:</b>	<b>98.67 sq m</b>	<b>1,062.07 sq ft</b>
<b>WC, staff facilities and storage</b>		

## Tenure

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms. The quoting rental is to be £ 11,000PAX.

## Rateable Value

We understand that the property is shown in the 2017 Rating List as having a rateable value of £14,500. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate (EPC)

The EPC rating for the property is D (77).

## VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable. However, we suggest all interested parties make their own enquiries.

## Legal Costs

Each party to bear their own legal costs incurred in the transaction.

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

## Other

In line with The Money Laundering Regulations 2007, Stratton Creber Commercial are obligated to verify ID for all clients that are conducting property transactions through the Company.

Ref: 12953

Date: 2 February 2021

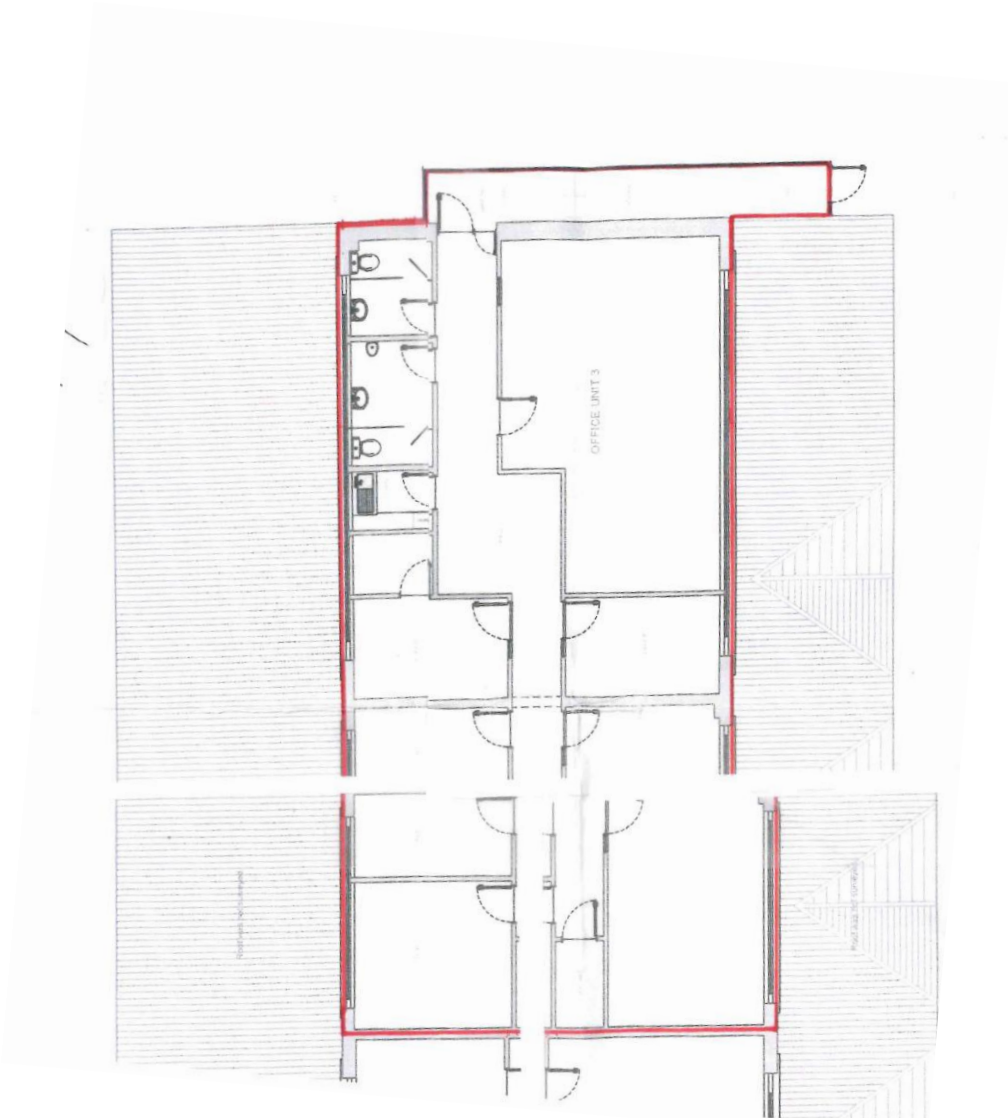


### Plymouth Office

Farrer Court, 75 North Hill, Plymouth PL4 8HB  
 Tel: 01752 670700  
 Fax: 01752 221655

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- i. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- ii. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;
- iii. No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.



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