



TO LET

Scott Lodge, Outland Road, Plymouth PL2 3DD

Summary

326.4 sq m - 3,513 sq ft

- Detached office property – available as a whole or in parts.
- 15 on site car parking spaces, with large public car park near-by.
- Good access to city centre and major public highways
- Opposite Central Park and the Life Centre

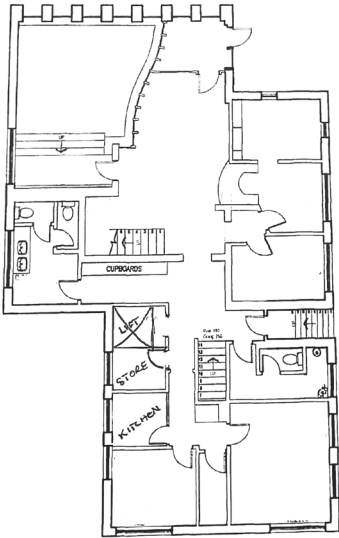
**William
Lean**

Commercial
Property and
Development
Consultants

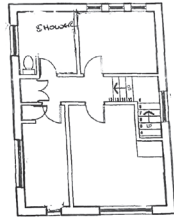
Tel 01752 228800

www.williamlean.com

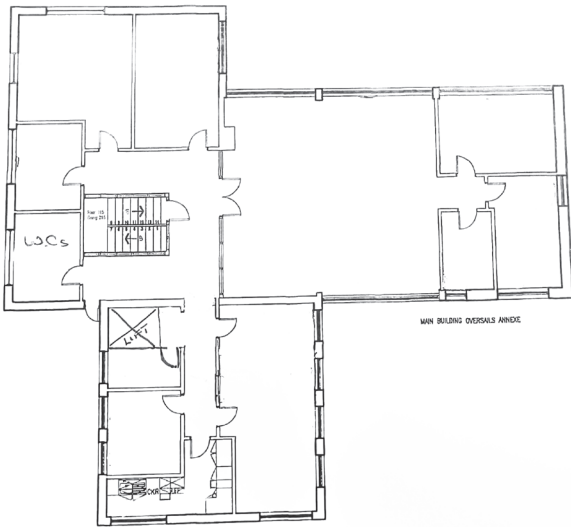
Mount Wise House, 1 Discovery Road
Plymouth, PL1 4QU



GROUND FLOOR - MAIN BUILDING

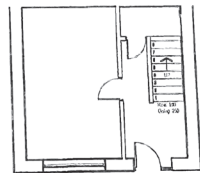


GROUND FLOOR - ANNEXE

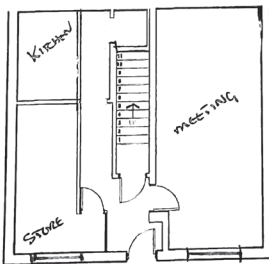


FIRST FLOOR - MAIN BUILDING

MAIN BUILDING OVERSALS ANNEXE



SUBGROUND FLOOR - ANNEXE



SUBGROUND FLOOR - MAIN BUILDING



Location

Scott Lodge is situated fronting the A386 Plymouth to Tavistock main road (Outland Road) at its junction with Scott Road. The building is opposite Home Park and the Life Centre and the Central Park park & ride facility in a mixed commercial, residential and leisure use area. The location is ideal for access to both the city centre and to the A38 Devon Expressway.

Description

Scott Lodge is a 3 storey building of cavity wall construction under a shallow pitched copper sheet covered roof, part brick facing and part rendered. Windows are all uPVC double glazed units. The front part of the building facing Outland Road is 2 storey with the rear part proving an additional floor at lower ground floor due to the nature of the site. There are 7 parking spaces at the front with a further 8 at the rear.

The main entrance is on the Outland Road frontage leading into a large hallway / reception area with a large meeting / board room and 5 private offices plus male & female WCs and a kitchen all at ground floor. Stairs lead down at the rear to the lower floor where there is a further office, a store room and further kitchen facility. Stairs from the main hallway lead up to a first floor landing with a large general office and up to 8 further office rooms. There are also male & female WCs and a further kitchen on this floor. There is a passenger lift between ground and first floor levels.

At the rear there is also a further self-contained office (the annexe) arranged over 2 floors, with office at lower ground floor, stairs up to ground floor comprising 2 office rooms, a kitchen and a shower room with WC.

Accommodation

Main part	Sq.M	Sq.Ft.
Ground floor	79.06	851
Lower Ground floor	30.79	331
First floor	183.55	1,975

Annexe	Sq.M	Sq.Ft.
Lower ground floor	15.00	161
Upper ground floor	18.17	196

(Measurements given as Net Internal Areas)

Services

Mains Gas, Electricity, Water & Drainage services are connected to the building. There is Cat II lighting throughout and Cat 5 trunking with data cabling to the various offices.

Business Rates

The Valuation Office Agency website confirms five separate assessments within the building. The total combined Rateable Value (four assessments) for the Main part is £35,700 – but this will be reassessed following letting. The Rateable Value for the “annexe” is £6,200.

Energy Performance Certificate

The main part of the building has an EPC rating in Band D – score 83 valid to June 2026. The annexe has an EPC rating also in Band D – score 87, valid to June 2026.

Lease terms

The Building is offered on a new minimum 5 year lease term on equivalent full repairing and insuring terms.

Rent

On application to the Agents. Payable quarterly in advance.

Legal costs

The ingoing tenant will be responsible for both parties legal costs incurred in the preparation and completion of the lease agreement.

VAT

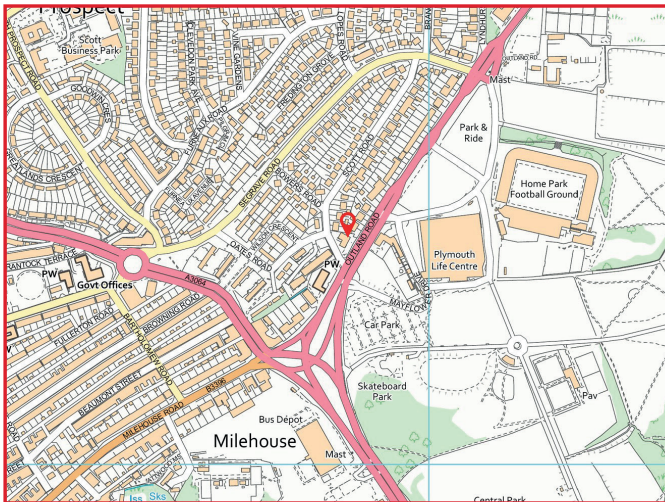
Is charged on rents and service charges.

Money Laundering Regulations

Under the Money Laundering Regulations 2017, the Agents will require any incoming Tenant to provide proof of identity and address prior to completion.

Code for leasing business premises

Interested parties are advised to seek professional advice before entering into Lease negotiations and should refer to the RICS Code for Leasing Business Premises.



Viewing and Further Information
Strictly through the Sole Agents.

Please contact:



Contact William Lean
M: 07711 626028
E: info@williamlean.com

Subject to Contract – The 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 conditions 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.