

**Let**

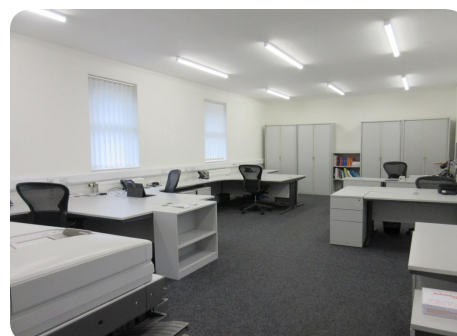
**Tavistock Road, Roborough, Plymouth PL6 7BB**



**POA per month**

**Commercial Mixed Use**

- ✓ AVAILABLE IMMEDIATELY
- ✓ Recently Refurbished
- ✓ Part Furnished
- ✓ Virt' Tour: <https://youtu.be/90UpssNVAJA>
- ✓ Four Allocated Parking Spaces
- ✓ Currently Class E Usage
- ✓ 1151 sq/ft of Space (separated spaces)
- ✓ EPC Rating C (58)



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58   D	70   C
39-54	E		
21-38	F		
1-20	G		

## Description

A virtual tour of the property is available here: <https://youtu.be/90UppsNVAJA>

The property was constructed approximately 30 years ago and is very unique in design and locality.

The first floor office suite covers approximately 1151 sq/ft and is accessed via the car parking area through single access door. The suite benefits from kitchen, toilet facilities and central heating. \*BT Openreach Superfast Broadband has been identified as being available in the village - however potential tenants need to satisfy themselves as to the availability to the premises.

CURRENT USE CLASS E (Formerly Class B1a)

## Location

A virtual tour of the property is available here: <https://youtu.be/6JSq6HFJ2rg>

The premises are located North of Plymouth City close to the George Junction Park & Ride. Situated in the rural locality of Roborough Village, approx 1 mile proximity to Derriford Hospital and Tamar Science Park off Research Way, also boarding the gateway to Dartmoor. They are easily accessible via the A386 which runs from Plymouth City Centre through to Tavistock. The A38 Parkway intersects the A386 at Manadon in Plymouth giving direct access to the M5 and A38 to Cornwall via the Tamar Bridge.

## Ground Floor

**Foyer Entrance** - From the front entrance door you enter into a foyer with stairs leading to the first floor office accommodation.

The foyer is neutrally decorated with carpet flooring .

## First Floor

**Conference Room - 37.5sq/m** - From the landing you enter a second door leading to all office accommodation.

The first room is to the left currently used as a conference room.

It is neutrally decorated with tiled carpet flooring, wall mounted radiators and windows to the side aspect of the property.

This room could be altered to become two separate offices/rooms.

**Office 1 - 3sq/m** - The second space could be utilised as a store room but it could have a multitude of uses.



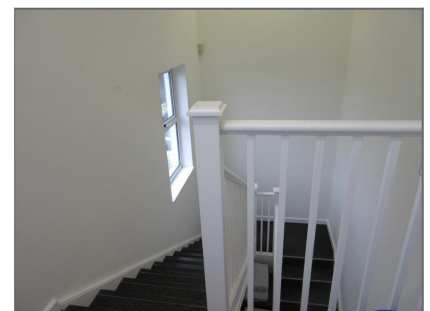
Conference Room



Kitchenette & WC



2nd WC



Stairwell to 1st Floor



Sloping roof, Velux Window, wall mounted radiator and tiled carpet flooring.

**Kitchenette/WC** - The Kitchenette is well supplied with cupboard space (base & eye level), roll top work surface, undercounter fridge, stainless steel sink with taps.

To the back of the room is a separate WC with wash hand basin.

**Office 2 - 12.10sq/m** - This third room could also have a multitude of uses.

It has a sloping roof, Velux windows, carpet tiled flooring and wall mounted radiator.

**Separate WC** - The second WC is slightly larger than the first with separate wash hand basin area.

Low level WC, modestly glazed high level window and wall mounted boiler.

**Main Open Plan Office Space - 50sq/m** - The main open plan office is quite sizeable with dual aspect windows overlooking both sides of the property.

Wall mounted radiators, tiled carpet flooring and lots of electrical sockets.

This room could also be separated into 2/4 individual spaces.



Rear Aspect of Property

## Floorplans



NOTE: This Plan is NOT Drawn to Scale

FloorPlan (Not Drawn to Scale)

## Energy Efficiency and Environmental Impact

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70   C
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		

## Additional Information

### Lease Terms & Rent:

The premises are available on a new lease length negotiable, subject to a 3 -yearly rent review on an upward only basis and drawn on full repairing and insuring terms via a service charge.

Rent £ Negotiable

Service Charge £2,534.00 Per Annum.

Business Rates Approx £12600 ( - present) Per Annum rateable value (may qualify for small business rate relief):

You may be eligible for Small Business Rate Relief (SBRR) if you meet the following criteria:

Your business occupies one premises in England with a Rateable Value (RV) of less than £15,000

If you occupy more than one premises in England, but the total value of all the RVs is less than £20,000 and no more than one property has an RV of more than £2,889

VAT:





50 Victoria Road  
St Budeaux  
Plymouth, PL5 1RG

01752 54 77 89  
[www.viewme.co.uk](http://www.viewme.co.uk)

This lease is not subject to VAT.

**Legal Costs:**

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

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