

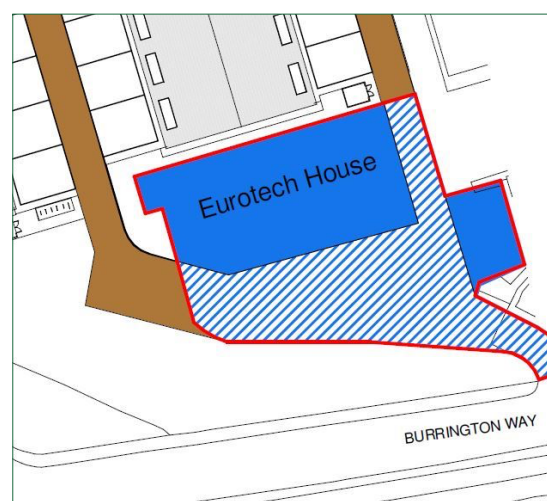
# EUROTECH HOUSE

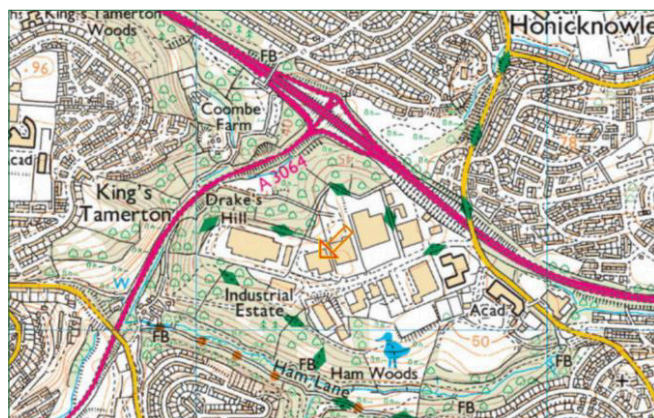
BURRINGTON WAY, PLYMOUTH PL5 3LZ



## PROPERTY SUMMARY

- Detached two storey office building.
- The Property is available as a **WHOLE** or alternatively **PER FLOOR** floor with a shared communal reception area and service charge arrangement for services/utilities cost.
- Parking for 30 vehicles with scope to expand.
- From 2,543 sq ft (236 sq m) to 6,345 sq ft (589 sq m)
- Quoting Rent - £11 per Sq ft.





Site Plan

## LOCATION

The property is located on Burrington Way approximately three miles north of the city centre Burrington Business Park, a multi-let warehouse building, is also located close by. The estate joins the A38 which is the main east-west route through the city, linking to the Tamar Bridge approximately one mile to the west, and the Devon Expressway east of the city, linking to Exeter and the motorway network.

Plymouth is situated at the western end of the A38 (Devon Expressway) which provides dual carriageway communication with Exeter approximately 45 miles to the north east, where it joins the M5 motorway at junction 31.

## DESCRIPTION

The property comprises a detached, two storey, 1970's office building with a fully glazed external frontage with two stairwells beneath a recently replaced flat roof. There is a staircase at each end of the building, which sits externally to the main office building.

Currently the office is accessed through a shared reception area and is divided into a number of cellular offices. The rooms are arranged either side of a central corridor, with communal WC's and kitchen facilities and a meeting room being provided to each floor.

The offices to both floors generally have carpeted flooring, painted and plastered walls and suspended ceilings, inset air conditioning and lighting, with hot water radiator heating and perimeter trunking. Parts of the office areas are in basic condition and parts have been refurbished to very good standard.

## ACCOMMODATION

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a Net internal basis.



	Sq ft	Sq m
Ground Floor Suite	2,543	236
First Floor Suite	3,415	317
Communal entrance of	387	36
<b>TOTAL FOR SINGLE OCCUPIER</b>	<b>6,345</b>	<b>589</b>

## CAR PARKING

30 car parking spaces

## TENURE

The property is available by way of a new contributory full repairing and Insuring lease on terms to be negotiated.

## REFURBISHMENT

The Landlord is open to any prospective Tenant requirements concerning accommodation upgrade(s) and re-arrangement to open-plan.

## SERVICE CHARGE

Service charge levied if multi-occupied to contribute to the maintenance and upkeep of any communal areas.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

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

## RATEABLE VALUE

We understand that the property is shown in the 2017 Rating List as having multiple assessments as the rooms are all individually rented. 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).

