



DERRIFORD GATE

PLYMOUTH



NEW OFFICES . TO LET . FROM 434m² - 1,860m² (4,670 - 20,000sq.ft.)

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The Opportunity

Derriford Gate presents the opportunity to create a statement new office building in a premier profile location within Plymouth. It has been designed with flexibility in mind, which will internally create a high quality working environment. The building is suitable to be occupied as a whole or subdivided to suit individual requirements.

Location

The property is located at Derriford, which is an area identified in Plymouth's Local Development Framework for exciting major mixed use development, which will continue to underpin long term investment in this location.

The site is located directly fronting the Derriford Roundabout and is accessed from Tavistock Road (A386) which is a main arterial route to the City. It is a location well served by public transport with a new Park and Ride located within a short distance at 'The George' junction.

The site is approximately 3.5 miles to the north of Plymouth City Centre and within close proximity to the Devon Expressway and access to the A38. This provides excellent regional road communications leading on to M5/Exeter to the east and into Cornwall to the west. Plymouth Airport is located within 0.5 miles, which provides regular UK flights.

The immediate area is a hive of medical, educational, commercial and leisure related activities which are attracting significant levels of public and private sector investment. This is principally focussed around the Derriford Hospital complex with Research & Development businesses developing at Tamar Science Park and other larger established companies at Plymouth Medical and Technology Park. University College (St. Mark and St. John) and the new Peninsular Medical School are also close by. Local amenities include a health club and two new hotels - Future Inns at Plymouth International and Holiday Inn Express and Pub, which is located directly opposite.

Location Plan



Jack Rabbit - Local amenity/restaurant facility



Land Registry - 100,000sq.ft. Office Building



Future Inns - 160 bed hotel



Tamar Science Park - Large development



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THE BUILDING

Accommodation

The building can be occupied as a whole, or by way of separate floors which are self contained and will provide the following accommodation:

Off Plan Measurements provided - Building measurement to be undertaken upon practical completion

Description

The building will be 4 storey, served by a central atrium foyer entrance leading to the upper floors by way of shared lift facilities. Each floor has been designed to provide open plan space, allowing occupiers to undertake their own fit out to suit their requirements.

Specification

The offices will be designed to a 'Grade A' specification which will include the following:

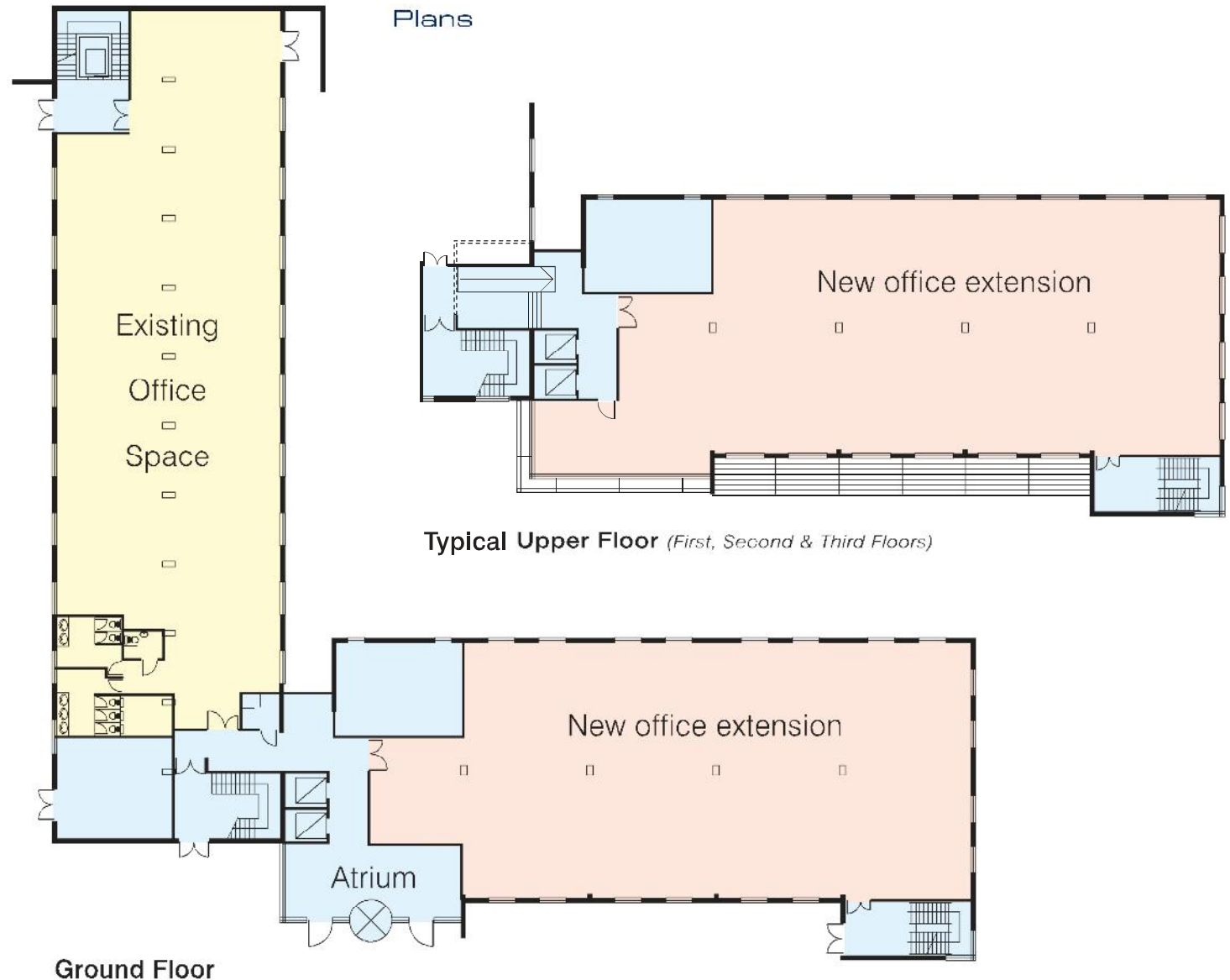
- Glazed Atrium Entrance
- Internal Passenger Lift
- Comfort Cooling
- Carpeting
- Suspended Ceiling
- LG3 Lighting
- Raised floor
- On Site Car Parking
- Shower to Ground Floor
- Separate WCs to each floor

Tenure

Leasehold

Terms

The accommodation is available by way of a new lease on full repairing and insuring terms.





For further information please contact the joint agents:

A development project by



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