



Real value in a changing world

UNITS 1, 2 & 3 HATFIELD HOUSE

Burrington Way

Plymouth

PL5 3LZ

2,300 – 11,081 ft² / 214 - 1,029 m²



Description

A modern single-storey, detached building set in well-landscaped grounds, with ample parking. The space has been newly refurbished and is currently configured as four office suites with multiple entrances, enabling self-containment and further sub-division, with good natural lighting and few internal columns.

Location

The property is situated on Burrington Way Industrial Estate, which lies to the North of the City. Access can be gained from Outland Road (A386) via Ham Drive and Honicknowle Lane or via Crownhill Road (B3411) from where the estate is well signposted. Other occupiers at Burrington Way include Amey, SEC, British Bakeries, Booker and Bestway cash-and-carry operators and The Land Registry.

Specification

Shared tea point/break-out area and toilet block.
 Gas-fired central heating and double glazing
 Cat.2 VDU-compatible lighting (in suspended ceiling)
 Carpeted, compartmental, raised flooring
 Rear loading bay with electric roller shutter door
 Excellent on-site car parking provision

Accommodation

The building can be flexibly subdivided to provide a range of suites to meet specific requirements or combined as required. The sizes are indicated below, subject to measurement upon completion of the subdivision works:

West	m ²	ft ²	Rent
Suite 1	520	5,594	£45,000 pa
Suite 2	400	4,304	£17,250 pa
Suite 3	510	5,487	£44,000
TOTAL	1,430	15,385	£106,250

Services

All mains services are connected. ADSL (broadband) is available with ducting to the building. Heating is via a gas radiator central heating system. Extraction & water/drainage is available.

Rates & Service Charge

A small sum will be levied for maintenance of common areas. Rates are to be assessed (estimate available).

Tenure

The property is available leasehold, on flexible terms from 6-12 months upwards. Occupation can be arranged by way of a licence or lease agreement.

Planning

We understand that the premises have been used for offices, light manufacturing, warehousing and research and development purposes and should therefore be suitable for similar uses falling within classes B1, B2 or B8 of The Use Classes Order. Other uses may be permitted subject to statutory consents.

Legal Costs

Each party to be responsible for their own legal costs.

VAT

All figures are subject to VAT where chargeable.

Viewing

Strictly by prior arrangement with the sole marketing agents.

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