

TO LET

PT 4TH FLOOR

# BALLARD HOUSE



WEST HOE ROAD PLYMOUTH

 PLI 3AE

6,555 ft<sup>2</sup> (609 m<sup>2</sup>) PLUS 9 CAR SPACES



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Plymouth is the largest city west of Bristol with a population of over 250,000. The largest naval base in Europe embodies a rich maritime history and an extensive waterfront.



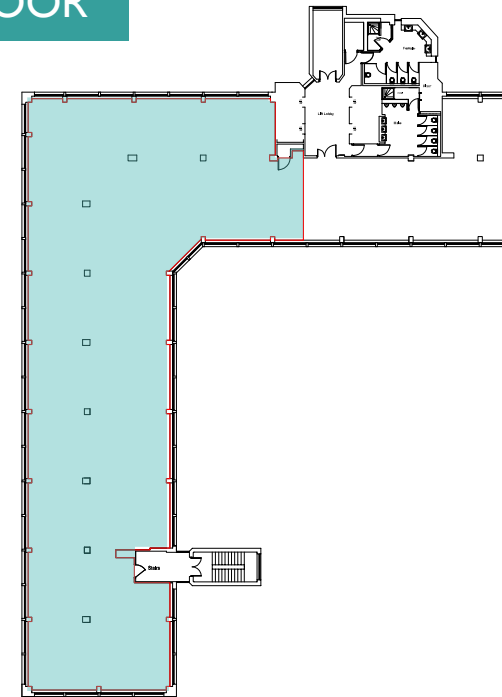
The city has a University, a continental ferry port and a railway station with trains to London Paddington. The A38 dual carriageway links Plymouth with Cornwall, and with the M5 and motorway network at Exeter, 35m to the east.

Ballard House occupies a commanding position overlooking Plymouth Sound, from where it offers impressive views. It lies at the southwest corner of the city centre adjacent to the 19 acre Millbay regeneration area – a 2 million ft<sup>2</sup> mixed use scheme, including a marina, offices, a school and residential. This part of the city is also home to the ferry port, several hotels and Plymouth Pavillions. Other occupiers in the building include Plymouth City Council and Womble Bond Dickinson Solicitors.

### DESCRIPTION

Ballard House is a seven storey detached office building dating from the 1970s with basement car parking and recently refurbished entrance and common parts. 4 passenger lifts give access to all floors and disabled persons are well provided for. A commissionaire service is included.

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## ACCOMMODATION

The available accommodation comprises the south wing of the fourth floor plus a lobby area. The space is open plan with new suspended ceilings incorporating low glare VDU compatible lighting and carpeting. 9 car spaces are available with the suite.

Floor	Description	sq m	sq ft
4th	South Suite	609	6,555



## TERMS OF AVAILABILITY

The suite is available to let as a whole or in part on terms to be agreed. For further information contact the agents.

## BUSINESS RATES

To be assessed.



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