

TO LET

REFURBISHED OFFICES

FROM 7,491 SQ FT UP TO 22,587 SQ FT

(696 SQ M – 2,098 SQ M)

PLUS 96 CARSPACES

THE APEX

DERRIFORD BUSINESS PARK
BREST ROAD PLYMOUTH PL6 5FL

PROMINENTLY LOCATED ON
DERRIFORD ROUNDABOUT



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LOCATION

The Apex is located in Derriford to the north of Plymouth City Centre on a prominent site adjacent to the main Derriford roundabout which links the City Centre to Tavistock via the A386. This is one of the main arterial roads into Plymouth and is a dual carriage way up to the Derriford interchange.

The A38 Parkway is about a mile to the south. The new Forder Valley link road is now under construction and is scheduled to complete in 2022 and will relieve the road congestion on the A386.

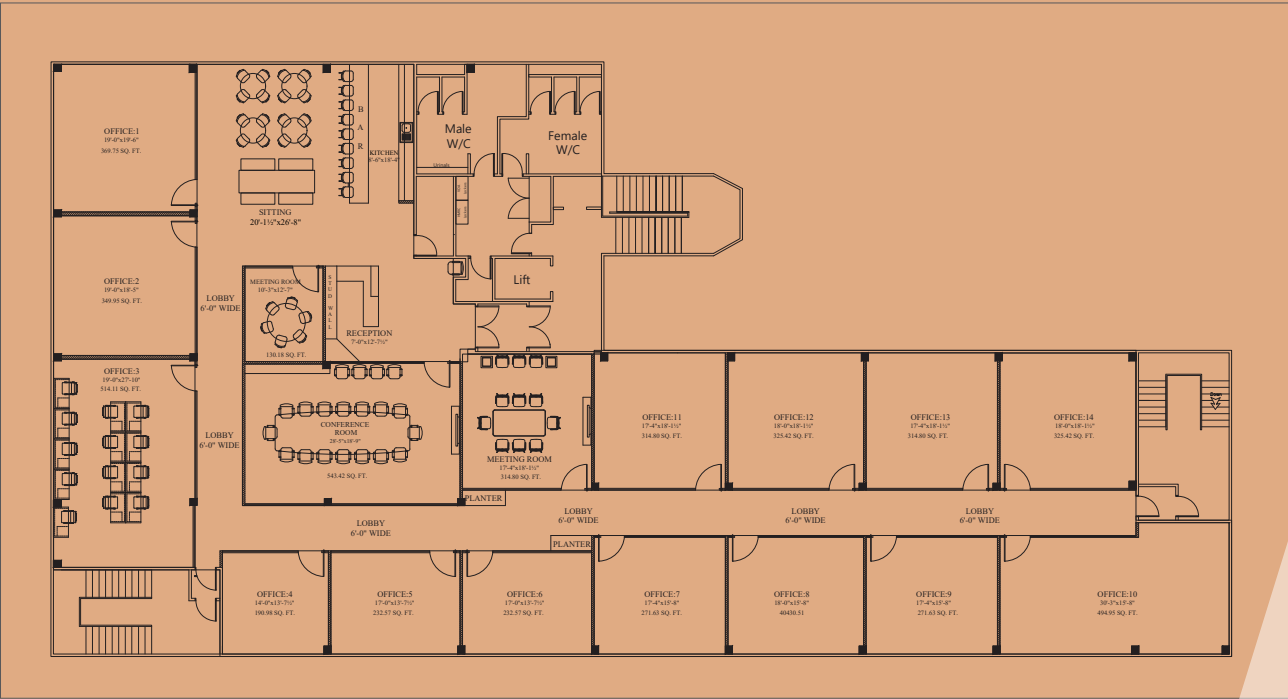
Derriford is a busy residential and commercial urban area with the Hospital Campus, Plymouth Science Park and Plymouth Marjon University dominating the area to the east of the Derriford roundabout. The proposed Derriford Commercial Centre and new Range store and HQ offices are also close by on Plymouth International.





THE PROPERTY

Built in the early 1990s, The Apex comprises approximately 2,098 sq m (22,587 sq f) on 3 floors on a self-contained site with secure barrier controlled on-site parking for 96 cars (a ratio of one space per 235 sq ft net).



ACCOMMODATION

The accommodation is laid out over three floors and comprises the following areas measured on a NIA basis:

Ground Floor	695.95	7,491
First Floor	701.79	7,554
Second Floor	700.67	7,542
TOTAL	2,098.40	22,587

The building is of steel frame construction with masonry elevations with punched aluminium powder – coated double glazed window units under a pitched slated roof. The accommodation is naturally ventilated with some localised air-conditioning. Internally the office space is open plan with raised floors and suspended ceilings with recessed lighting some of which is LED.

Formerly occupied by the Valuation Office it has been acquired by specialist flex – space operator Venaspace who are refurbishing the building to included serviced offices and open plan offices for letting on flexi – leases and serviced agreements.

The indicative floor plan shows how a floor will be sub - divided to create smaller serviced offices and meeting rooms.

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PROPOSED FITOUT ON THE GROUND FLOOR

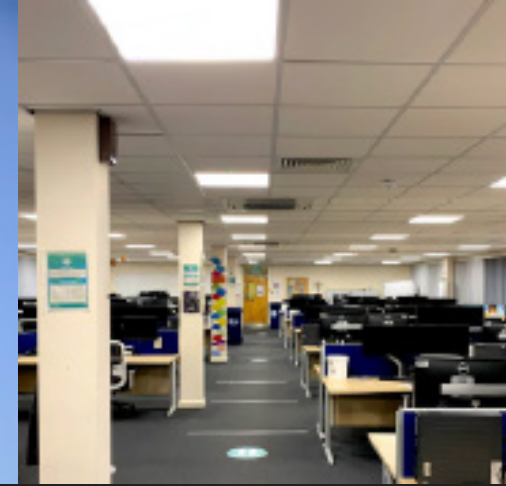


CGi's of Reception, meeting rooms, serviced offices and co - working space.



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REFURBISHMENT WORKS

A copy of the Landlords Schedule of Refurbishment Works is available from the agents.

EPC

The Apex has an EPC C (65) certificate. A new EPC will be commissioned on completion of the works.

RATES

The Apex currently has 3 assessments on the Rating List. For further information go to: www.gov.uk.

TERMS

The offices are available to let as a whole or individual floors or part floors. Smaller suites are also available on serviced office agreements.

FURTHER INFORMATION

For details of available suites, rent and service charge contact the agents:



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