



# The Range HQ

Elsie Margaret House, 17 William Prance Road  
Plymouth, PL6 5ZD



- Open plan Grade A office space
- VRV comfort cooling and ventilation
- Perimeter 3 compartment trunking with power and data in situ
- Lift access to each floor and each pod
- Suspended ceiling with recessed LED lighting
- Self-contained wc, shower & kitchen facilities
- In situ meeting rooms
- Impressive reception with concierge
- Dedicated parking in the decked car park adjacent

# The Range Headquarters

William Prance Road, Plymouth, PL6 5ZD



## PROPERTY SUMMARY

The building is a new office block built attached to the retail store and was completed in 2019 of steel frame construction with glaze full height cladding. It has an impressive entrance and reception accessed from William Prance Road or directly from the carpark. The reception is manned and there are seating areas for guests / clients visiting the building.

## ACCOMMODATION

The accommodation comprises the following areas, measured in accordance with the RICS Code of Measuring Practice, on a Net Internal basis:

	Sq M	Sq Ft
<b>Third Floor</b>		
Suite 1	522	4,527
Suite 2	420	5,625
Suite 3	540	5,813
<b>TOTAL</b>	<b>1,482</b>	<b>15,965</b>

## TENURE

The suites are available either individually, as a combination or the entire floor by way of a new lease on effective full repairing and insuring terms of the premises as well as the walled garden to the rear of the property.

## PLANNING

The premises currently benefit from a B1 planning use throughout. Alternative uses will be considered on the ground floor for retail or other uses.

## RATING

For further information on the rating assessments contact [www.voa.gov](http://www.voa.gov).

## ENERGY PERFORMANCE CERTIFICATE

There are various EPC's for the building. For further information contact the agents.

## TERMS & LEGAL COSTS

For further information on service charge and rent contact the agents.

Each party to bear their own legal costs incurred in the transaction.

## FURTHER INFORMATION & VIEWING

For further information or to arrange a viewing contact the agents.

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