

PLUMERHOUSE

- ✓ Quality refurbished office accommodation
- ✓ Ample onsite parking
- ✓ Area: From 107 sq m (1,160 sq ft) – 820.9 sq m (8,837 sq ft)
- ✓ Onsite break areas, reception team, state-of-the-art conference facilities and gymnasium



HISTORY

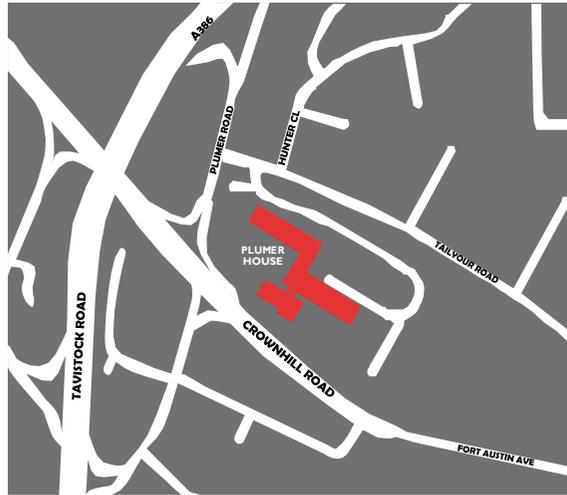
The land Plumer House occupies was part of an army barracks with a parade ground from 1891. Between 1916 and 1922 four large barrack blocks were built. It was renamed Plumer Barracks after First World War commanding officer Field Marshall Herbert Plumer. When the UK army vacated the barracks in 1966 most of the buildings were demolished and the debris used to create Manadon Roundabout. The garrison church of St Albans remained on site until it closed in 1971. In 1976, the current building was built with the Land Registry moving in two years later. The building was occupied until 2011 when the Land Registry relocated to Derriford Business Park. In 2012 the property was sold to Plymouth Community Homes with the intention of relocating all their office divisions into one HQ. Since the acquisition the property has undergone a multi-million pound renovation and now provides one of the most unique office facilities across the city.

LOCATION

Plymouth is the largest city in the Devon, Cornwall & Dorset area and is the largest commercial centre in the South West outside of Bristol, with a resident population of approximately 250,000 inhabitants.

Plumer House is exceptionally located approximately 4 kilometres north of Plymouth City Centre. It is bounded by the B3413 Crownhill Road to the south, Plumer Road to the west and Tailyour Road to the north. Plumer Road provides excellent connections to the A386 Tavistock Road, which is a major distributor route that leads to the A38 and the A30. These routes provide access to destinations like Exeter, Bodmin and Taunton as well as providing access to the wider strategic road network.

Prominently located on the junction of the B3413 Crownhill Road and a sliproad leading to the A386—both arterial routes through Plymouth—meaning that the property benefits from good transport links from both public and private sources.



DESCRIPTION

Plumer House has been subject to an extensive multi-million pound internal and external refurbishment over the past 2 years and now provides an exceptional office product that is unlike any other facility in the city of Plymouth. Beyond the inspirational views across the city in to Cornwall this building has been provided with a new refreshing contemporary lease of life.

Sitting in extensive landscaped grounds of 5.4 acres, Plumer House provides one of the largest multi let office facilities across the city with a total of 92,000 sq ft of office accommodation over five floors. The building also offers favourable parking allocations. The primary office car park is situated to the North and East of the landscaped grounds where bike storage facilities are also provided. In addition to this there are a further two visitors car parks to the west of the property close to the main entrance.

There are three main areas to the property; the West wing, East wing and the studio—all of which are accessed off the main central core.

The professional reception team are on standby on the ground floor to welcome you and your guests to the

property. Beyond these facilities the ground floor also provides multiple meeting rooms and a state-of-the-art conference room all of which are linked up with the latest audio visual technology.

The upper floors are accessed via the central lifts and multiple stairwells. Any potential occupiers will be able to benefit from use of the break out facilities on most floors. In addition to this there will also be communal use of the refectory facility on the second floor and the air conditioned gymnasium facility, changing rooms, shower facilities and drying rooms on the first floor.

The landlords have spent countless hours with their project managers to ensure that every piece of infrastructure was carefully integrated within the building to ensure the tenants are able to project the very best impression of their business. The result is an inspiring work environment that helps boost productivity, well-being and creativity.

SPECIFICATION

The office suite will be refurbished throughout with new suspended ceilings (Ecophon Gedina ET15) incorporating Cat II motion recessed lighting units. The suites benefit from a column free open plan floor plates to enable maximum efficiency and flexibility. Perimeter trunking has been installed to provide both power and data connections. Walls will all be decorated with a Matt finish. The flooring is fully carpeted with a modern Interface Razzle Dazzle Flare Voltage anti-static carpet.

Contemporary WC facilities have been installed on each floor. The WC is a Bushboard Washroom system – cubicles, vanity units and washbasins with Twyford's sanitary-ware.

IT

There are 9 available fibre cable lines in the property. The fibre cables are managed by Open Reach and can be used to provide circuits through BT, Virgin, Vodafone, EE, Sky, Cable and Wireless etc.

In addition to this there are over 100 incoming copper cables that can be used for PSTN, ISDN and broadband connections.

ACCOMMODATION

	Area (sq m)	Area (sq ft)
Studio Suite 1, 1st floor	107	1,160
East Wing, 1st floor	142	1,531
East Wing, 2nd floor	166.1	1,788
4th floor	820.9	8,837
Total	1,236	13,316

There is ample parking onsite. Tenants will be permitted one space per 280 sq ft. in addition to this there are 16 visitors parking spaces onsite and the use of one electric charging space.



BUSINESS RATES

The demise is currently assessed under the 2017 Rating List as follows:

Studio Suite 1, 1st floor	£10,250
East Wing, 1st floor	£14,250
East Wing, 2nd floor	£16,615

We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk.

EPC

The building currently has an energy efficiency rating of B (50).

FEATURES

- Vibrant and modern decoration throughout the building
- Professional reception team
- Onsite building management
- 16 glass partitioned meeting rooms
- 200 person conference facility with state-of-the-art audio visual technology
- Gymnasium with shower/changing facilities
- Refectory
- Bicycle racks
- Break out areas
- Electric car charging points
- IT training suite



LEASE TERMS

The premises are available by way of new lease, length negotiable on a full repairing and insuring basis. The quoting rental is £11.50 per square foot per annum exclusive.

LEGAL COSTS

Each party is to bear their own legal and professional costs in the transaction.

SERVICE CHARGE

A service charge applies to the building covering the maintenance and repair of the exterior of the building, common parts and the car parking areas. This cost will be capped at £4.95 per square foot and will be annually linked to RPI. Further details are available from the marketing agents.

VAT

All figures quoted within these terms are exclusive of VAT at the prevailing rate where applicable.

VIEWING & FURTHER INFORMATION

By appointment via the joint agent:



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