



THE SHIP

SPIRIT OF ENTERPRISE

PLYMOUTH

OFFICES – HEALTHCARE & MEDICAL – DATA CENTRE – LEISURE – EDUCATION

HIGH QUALITY SPACE TO RENT WITH PARKING
IN SIZES FROM 129 SQ M TO 4,000 SQ M

PLYMOUTH INTERNATIONAL MEDICAL & TECHNOLOGY PARK

DESIGNED BY VISIONARY & ACCLAIMED ARCHITECT
SIR NICHOLAS GRIMSHAW, DESIGNER OF THE EDEN
PROJECT & WATERLOO INTERNATIONAL STATION,
THIS ICONIC BUILDING IS ONE OF THE REGION'S
MOST UNIQUE BUSINESS & LEISURE DESTINATIONS



YOUR DAY STARTS HERE

Located to the North of the city on Plymouth's Medical & Technology Park, the property neighbors The Land Registry, Peninsular Medical Centre, Derriford Hospital and Plymouth Science Park. This hub of business & activity is ideally situated on the new Forder Valley link road providing rapid connections to the A38 Devon Expressway, Cornwall, Exeter & beyond.





LOCATION

Ideally situated on the Forder Valley link road providing rapid connections to the A38 Devon Expressway, Cornwall, Exeter & beyond.

Locate on frequent public transport route.

Plymouth City Centre 4 miles

Exeter 45 miles

Bodmin 31 miles



RAISE THE BAR

Burrington Estates acquired this former newspaper production hub in 2015 with a vision to breathe new life and energy into the unique building. Renamed 'The Spirit of Enterprise' several large business have already been welcomed.

BodyWorld, at over 24,000 square feet BodyWorld Plymouth is the largest gym in the South West, offering a premium gym experience to people of all fitness levels.

Adrenalin, Plymouth's No 1 adventure park, providing a unique range of activities including trampolines inflatables as well as it's own on site cafe.

Clip n Climb, an indoor climbing & activity centre for all ages, with multiple climbing challenges of varying difficulty.



BE PART OF THIS
ICONIC SITE & LOCATE
YOUR BUSINESS HERE
AT "THE SPIRIT OF
ENTERPRISE".



OFFICE ACCOMMODATION

Housed over three floors at the 'Bow' of The Ship, the office accommodation benefits from far reaching views over the neighboring nature reserve.

Burrington Estates acquired this former newspaper production hub in 2015 with a vision to breathe new life and energy into the unique building and renamed it 'The Spirit of Enterprise'.

The building is iconic within the Plymouth International & Medical Technology Park, which is one of the city's leading business parks, sat adjoining Derriford Hospital. Other occupiers on the park include Land Registry, K2 Medical, Plymouth Radiology, The Range and Hellermann Tyton. Other amenities include Future Inn hotel and restaurant, Busy Bees nursery and St Matthews primary school.

The building has been sub-divided and has attracted Bodyworld, Adrenalin and Clip n Climb, who are all located within the stern of The Ship. The bow of The Ship is currently laid out as three floors of offices with supporting amenities. The scale of the glazing in this part of the building provide high levels of light, which create a superb working environment and far reaching views over the neighbouring nature reserve. The extensive and dedicated car park is there to complement a regular bus service that runs around the park and from Tavistock Road.

The building can be adapted, subject to planning consent and listed building approval, for alternative uses such as healthcare, medical and life sciences, education, leisure and advanced manufacturing.





THE SHIP
CENTRE OF ENTERPRISE

COMMERCIAL ACCOMMODATION

Housed at the stern of The Ship, our unique commercial spaces, currently configured as warehousing, offices & workshops, lend themselves to a variety of business uses. Offering a unique space surrounded by extensive landscape grounds.

- Self-contained commercial units
- Up to 23,194 sqft of space available
- Good site access for articulated vehicles
- Great transport links to A38 Devon Expressway
- Dedicated parking
- Flexible rental terms
- Connected services

Ranging in size from 3616 to 15521 sqft the units are perfectly designed for warehousing, leisure or even a quirky office.

All units benefit from natural light and independent access, some incorporating vehicle access.

Each unit can be let independently, or as a whole, totaling 23194 sq ft, making this incredibly flexible space.

With great transport links and beautiful landscaped grounds to enjoy, this is a truly unique location for your business.



ACCOMMODATION

Suites are available in size from 129 sq m to the whole bow section at 4,000 sq m offering flexibility. If taken as a multi-occupancy building then there will be shared access and amenities.

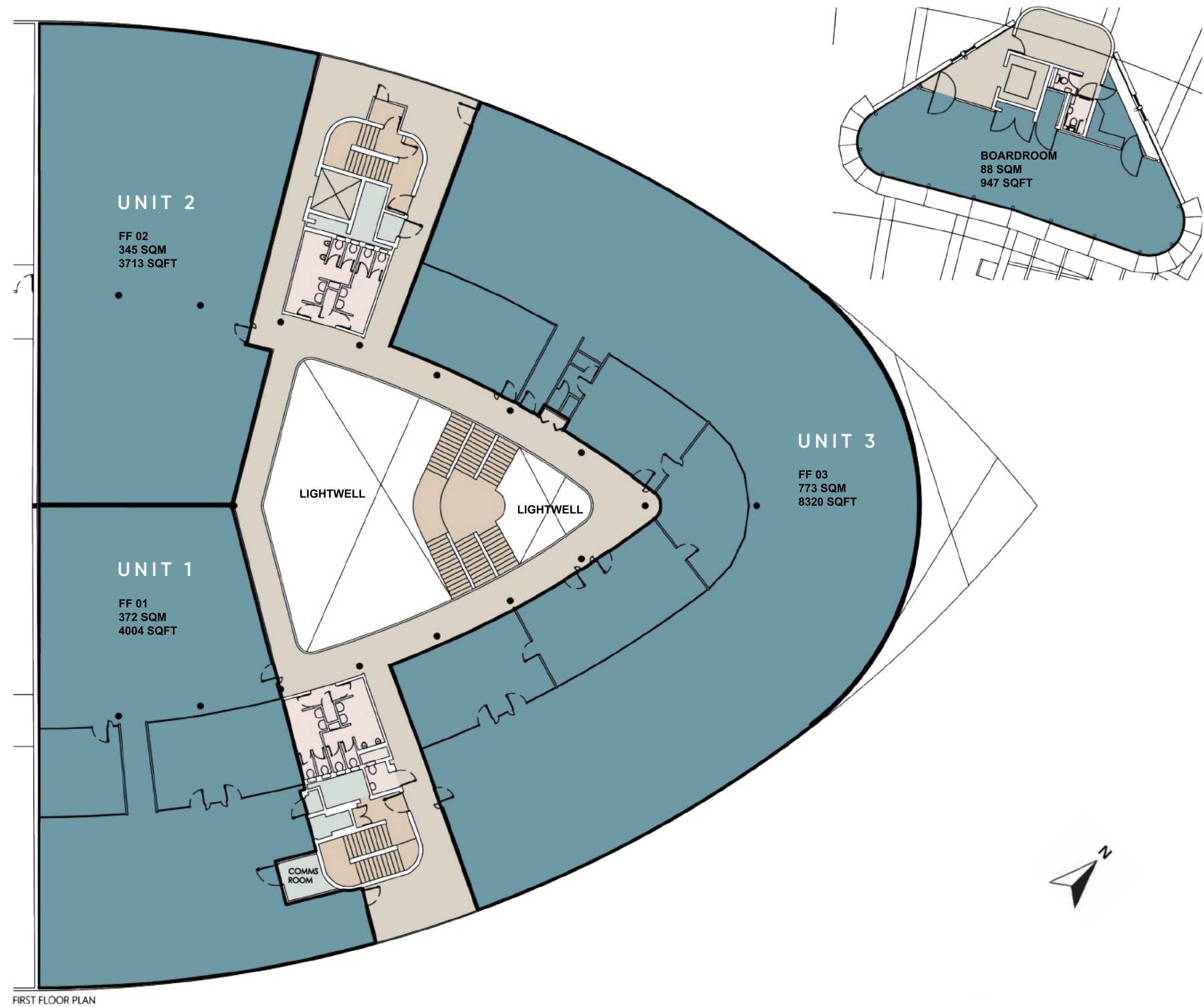
FLOOR	UNIT	SQ M	SQ FT
BOARDROOM		88	947
1	1	372	4,004
	2	345	3,714
	3	773	8,321
	FLOOR TOTAL	1,490	16,039
G	1	341	3,671
	2	315	3,391
	3	531	5,716
	4	56	603
	FLOOR TOTAL	1,243	13,381
LG	CAFE	350	3,767
	1	700	7,535
	2	129	1,389
	FLOOR TOTAL	1,179	12,691



FIRST FLOOR

1,490 SQ M
(16,039 SQ FT)

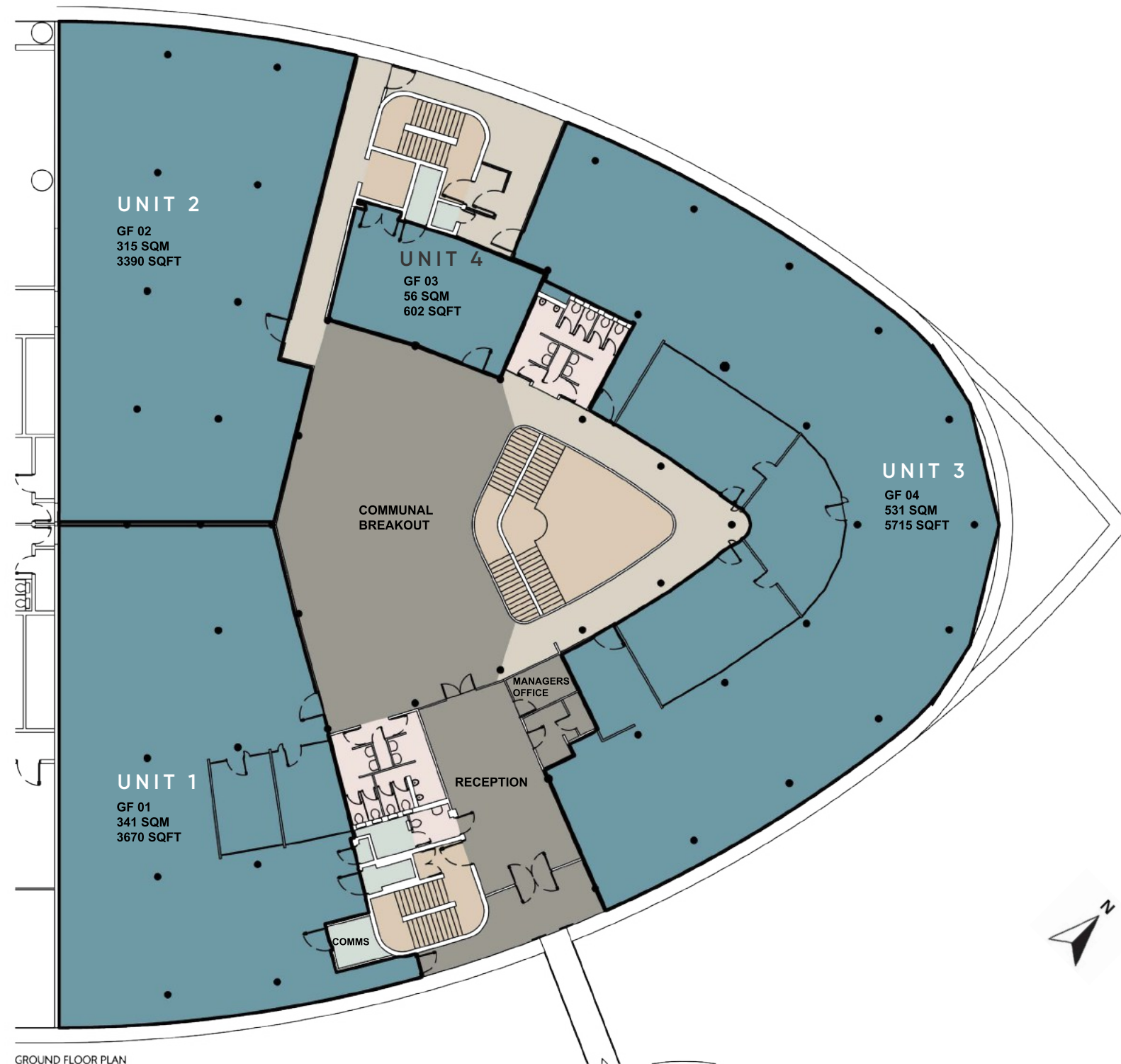
- AMENITIES
- CORE
- WC
- OFFICE
- CIRCULATION
- PLANT/ STORAGE



GROUND FLOOR

1,243 SQ M
(13,381 SQ FT)

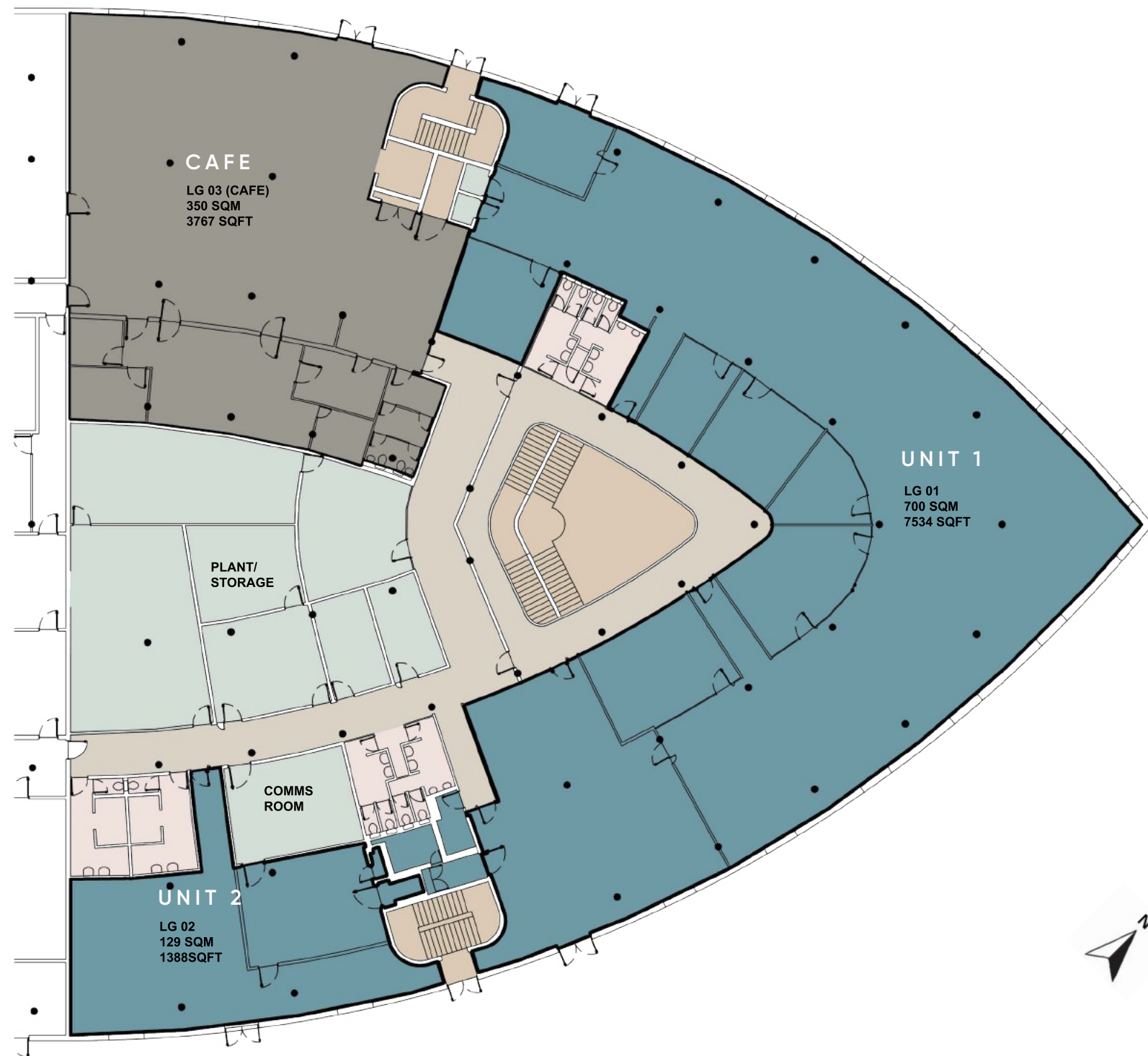
- AMENITIES
- CORE
- WC
- OFFICE
- CIRCULATION
- PLANT/ STORAGE



LOWER GROUND

1,179 SQ M
(12,691 SQ FT)

- AMENITIES
- CORE
- WC
- OFFICE
- CIRCULATION
- PLANT/ STORAGE



LOWER GROUND FLOOR PLAN

THE DESIGN OF THE BUILDING
BENEFITS FROM DISTINCT OFFICE
SPACE OVER THREE FLOORS, WITH
180 DEGREE VIEWS AT THE "BOW"
OF THE SHIP.



THE SHIP

SPIRIT OF ENTERPRISE

AVAILABILITY & TERMS

The property is available immediately as a whole or in part and can be upgraded or adapted to suit specific occupier(s) requirements.

The floor space is offered on a leasehold basis with the lease(s) drawn on an effectively full repair and insuring basis with the tenant(s) contributing to the service charge for the whole building. This service charge will cover the maintenance and management of all common areas / services plus the upkeep of the structure, exterior and external areas.

Car parking spaces will be allocated on a pro-rata basis and included within the rental.

FURTHER INFORMATION / VIEWING

Please contact the joint marketing agents:



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