

TO LET (may sell)

Listers
PROPERTY CONSULTANTS

Waterfront Unit

C3 Apollo Court, Neptune Park PL4 0SJ

1,918 ft² / 178 m²

Two-storey business unit, smartly fitted-out



Tel: 01752 222135
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www.listers.uk.com

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Location

Neptune Park is a rather unique setting on Plymouth's eastern waterfront, facing the River Plym estuary, with excellent views. The city centre and Barbican waterfront is 5 minutes' drive away and the A38(M5) is reached via mainly 40mph dual carriageway roads in a few minutes.

The scheme comprises a cluster of similar hybrid units adjacent to the TR2 rehearsal building, with a car park adjacent.



Description

The property comprises a very high specification, two-storey, hybrid (B1/B8) business unit, with spectacular close-quarter water views. The building is of steel frame construction with a mono pitch roof and glazed front & rear elevations. The property has been fitted out to a very high standard with CCTV, vdu-compatible lighting to offices, shower and accessible WC



Externally, there are two parking spaces plus overspill parking and a 2.9m x 2.6m roller shutter provides loading access.

Accommodation

	m ²	ft ²
Ground Floor	92	993
First Floor	86	925
Total	178	1,918



Services

All mains services are supplied to the property.
EPC: B 50

Business Rates

Rateable Value 2017:	£12,750
UBR multiplier 2020/21:	51.2p in the £

Terms of Availability subject to contract

The property is available by way of assignment of our client's lease which is for a term of 5 years expiring in January 2023, at a (stepped) averaged annual rent of £26,800pa, payable monthly. Consideration will be given to sale of the freehold for in excess of £340,000.



Viewing

Most times during business hours by appointment.

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