

DETACHED MODERN OFFICES TO LET

Plymouth

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PROPERTY CONSULTANTS



MODERN OFFICE PREMISES

Endurance House
3 Parkway Court
Longbridge Road
Plymouth
PL6 8LR

766 - 4,972 sq ft
(71.16-461.89 sq m) net
approx

22 car parking spaces
Easy access to the A38 Devon
Expressway



Endurance House, 3 Parkway Court, Longbridge Road, Plymouth, PL6 8LR

Location

Plymouth is the largest urban centre south west of Bristol. It is situated on the south coast of Devon on the Devon/Cornwall border approximately 218 miles west of London. Exeter is 44 miles to the north with excellent road communications provided by the A8 dual carriageway, known as the 'Devon Expressway', which also links with the M5 at J31, Exeter.

The property is situated on Parkway Court, which lies adjacent to the A38 Devon Expressway, close to its junction with the A374 providing access to the city centre which is approximately 3 miles to the south west. The Park is accessed via the Marsh Mills Interchange and the area now provides a retail warehouse park along its main southern frontage, with several office buildings immediately behind.

Parkway Court sits adjacent to an Ibis hotel and Marsh Mills Retail Park with occupiers including Next Home. The development consists of 3 buildings, Endeavour House, Ensign House and the subject property, Endurance House.

Description



The property comprises a detached two storey office building constructed in the early 1990's of steel frame with brick elevations incorporating double glazed windows under a pitched roof. It benefits from rights to use 30 surface level car parking spaces (22 available). Internally, the building is naturally ventilated and benefits from suspended ceilings, perimeter trunking and gas central heating.

Accommodation

All measurements are approximate Net Internal Areas

Area	Sq ft	Sq m
Unit 1—Ground Floor	766	71.16
Unit 1—First Floor	771	71.59
Unit 2—Ground Floor	750	69.68
Unit 2—First Floor	844	78.44
Unit 3—Ground Floor <i>Let to Westcounty Housing Association Limited</i>	1,682	156.24
Unit 3—First Floor	1,841	171.03
TOTAL	6,654	618.13

Parking

The accommodation has 30 parking spaces (22 available)

Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Planning

We understand that the accommodation has planning consent for offices but all interested parties should make

their own enquiries to the Planning Department of Plymouth City Council. Tel: 01752 768646 or www.plymouth.gov.uk.

Lease

The building is held on an existing lease expiring 31st October 2024 and is available by way of a sub lease or assignment.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Business Rates

Interested parties should make their own enquiries to Plymouth City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

According to the Valuation Office Agency website the property has the following assessments:

Address: Ground Floor, Unit 3
Description: Offices and premises
Rateable Value: £21,000

Address: Units 1 & 2 & 1st Floor Unit 3
Description: Offices and premises
Rateable Value: £45,750

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Rent

Quoting rent: £11.77 psf.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlords' discretion.

Energy Performance Certificate

Description	Rating
Unit 1	C 68
Unit 2	D 86
Unit 3-1	D 89
Unit 3—2	D 99

The full certificate and recommendations can be provided on request.

The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

VAT

Under the Finance Acts 1989 and 1997, VAT may be

levied on the Rent price. We recommend that the prospective tenants/purchasers establish the implications before entering into any agreement.

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.



Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

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