



TO LET

On instructions from
Plymouth City Council



Endeavour House 2 Vivid Approach Plymouth PL1 4RW

Summary

Ground floor suite 3 **103.60 Sq.m** **(1.115 sq ft)**

- Grade A offices in Plymouth's Marine Quarter
 - High specification finish
 - Conference / meeting room in-situ
 - Raised access floors for power and data
 - Kitchenette / break out area
 - On site parking – 2 spaces per suite
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Location

Endeavour House forms part of the Oceansgate Marine Enterprise area which sits alongside the South Yard part of the Plymouth & South Devon Freeport on the southern edge of Devonport Dockyard, one of the largest naval dockyards in Europe.

Phases 1 and 2 of the Oceansgate development comprise two main office buildings, Endeavour House and Nesbitt House, and various terraces of industrial units. Occupiers on site include Babcock, Plymouth Marine Laboratory, University of Plymouth, Relay Engineering, City College, W H Scott Engineering and Lang & Potter among others.

Description

Endeavour House is a three storey office building arranged around a central core with up to four self-contained suites on each floor, and with on-site car parking.

The building is of steel frame construction with part, full-height, aluminium frame double glazing and part cavity block and feature stonework elevations. At ground floor there are entrances from both street front and the rear car park to a central hallway. There is lift and staircase access to the upper floors. On each floor are male, female and disabled access WCs, plus a shower facility on both first and second floors.

Specification

- Raised access floors – suitable for Cat 6 cabling.
- Carpet tiling to the individual suites
- Air handling units per suite
- Exposed ceilings with Cat 5 lighting at ground and first floors
- 9 person passenger lift
- BREEAM Excellent rating
- Bicycle storage on site
- Electric Vehicle Charging points on site

Occupiers policy

In order to achieve the Council's vision to bring together marine-based businesses in a prime waterfront location to create a world class hub for marine industries, priority will be given to tenants that can meet the Council's occupiers' policy for Oceansgate which addresses the following issues:

- High value
- Innovation
- Exports
- Added value

Further details can be found at www.oceansgateplymouth.com



Energy Performance Certificate

The building has an EPC rating within Band A and a score of 19.

Accommodation

Ground floor suite 3 **103.60 sq m 1,115 sq ft**
(Including meeting room of **29.75 sq m 320 sq ft**)

There are 2 private car parking spaces allocated to each suite.

Existing occupiers in Endeavour House include Relay Engineering, Mecal Ltd, Maritime & Coastguard Agency, Smart Sound, the University of Plymouth (Marine Sciences) and Babcock.

Services

Mains gas, electricity, water and drainage are connected to the building.

Terms

The suite is available on the basis of a lease for 6 or 9 years on internal repairing and insuring terms by way of service charge.

Rent – On application to the Agents

Service Charges

A service charge regime applies to the building covering the maintenance and repair of the exterior and common parts of the building and car park area, and building's insurance.

Business Rates

The Valuation Office Agency website confirms the 2023 List Rateable Value as:

Suite 3 RV £13,000 rates payable will be dependent on status.

Legal Costs

The ingoing Tenant will be responsible for both parties' legal costs incurred in the preparation and completion of the Lease agreement.

VAT

Is charged on all rents and service charges

Money Laundering Regulations

Under the Money Laundering Regulations 2017, the Agents will require any incoming Tenant to provide proof of identity and address prior to completion.

Code for Leasing Business Premises

Interested parties are advised to seek professional advice before entering into Lease negotiations and should refer to the RICS Code for Leasing Business Premises.

Viewings

To arrange viewing or for additional information please contact the Joint Agents.



HM Government



European Union

European Regional
Development Fund

FURTHER INFORMATION

For further information contact the marketing agents:



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