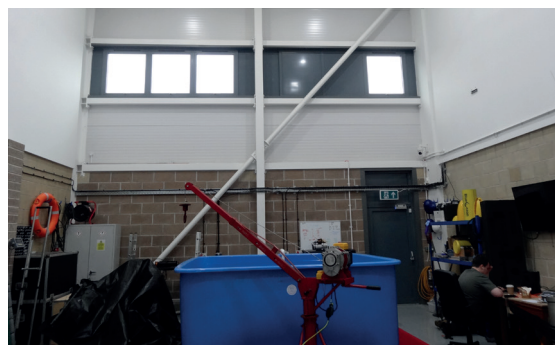




To Let

On the instructions of —



Units 1 and 2, Endurance Court, Vivid Approach, Plymouth PL1 4RW

Part of the original Oceansgate Enterprise Zone.

Summary

176.6 sq m 1,900 sq ft

- 2 adjacent and interconnecting light industrial / warehouse units
- Unit 1 – 87.4 sq m (940 sq ft) Unit 2 – 89.2 sq m (960 sq ft)
- Ideally located close to Dockyard
- 7.5m eaves height – ideal for installing mezzanine throughout, subject to approvals
- Join Lang & Potter, WH Scott Engineering and Plymouth Marine Laboratory in this part of Phase 1 and close to Babcock, City College, Relay Engineering and ESL among others.



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Location

Oceansgate sits alongside the Plymouth & South Devon Freeport part of South Yard on the southern edge of Devonport Dockyard and is situated alongside the River Tamar to the west of Plymouth City Centre.

The Freeport South Yard zone is a unique complex of industrial buildings and docks created for commercial use. There is deep-water access to the English Channel making it an unrivalled location for a wide range of marine businesses. Part of the site is already occupied by the MoD, Babcock and Princess Yachts.

Oceansgate has been developed by Plymouth City Council in 3 phases.

Endurance Court is part of Phase 1 which comprises an office building (Endeavour House) of 1,268.3 sq m (13,650 sq ft) and 14 industrial / business space units (Endurance Court) totalling 1,308 sq m (14,080 sq ft).

Phase 2, now also completed, comprises a further similar sized office building and 3 blocks of business space units. City College occupy building 1.6 as a training centre and the office building 1.4 and workshop building 1.5 are occupied by Babcock.

Phase 3 is to be a further development of 8 small industrial units.

Description

Units 1&2 Endurance Court are of steel portal frame construction with insulated roof and wall claddings and power floated concrete floor.

The units offer the following main specification of:

- Clear working height minimum of 7.55m (24ft 9ins)
- Insulated powered loading door and separate personnel access door.

- 10% natural daylight roof panels
- Fibre connectivity
- Dedicated car parking spaces
- Mains Electricity (including 3 phase), water and drainage connections.

A disabled access WC has been installed in Unit 1 with a shower cubicle and a tea making facility together with a private office and secure store. Unit 2 is effectively a shell. Half of unit 1 and all unit 2 are workshop space. There is an internal double door access between the two units.

Floor areas

Each unit has a Gross Internal ground floor area of:

Unit 1 87.4 sq m (940 sq ft)

Unit 2 89.2 sq m (960 sq ft)

Business Rates

The premises are assessed for Business Rates with a Rateable Value of £10,500.

Full Business rates relief may be available to tenants subject to status.

Energy Performance Certificates

Band D with a score of 84.

Occupiers policy

In order to achieve the Council's vision for Oceansgate and the wider Freeport area, occupiers at this location are required to be within target sectors which are:

Advanced Manufacturing & Engineering:

Marine: Defence: Space: and Technologies that move the economy towards Net Zero.

Further detail available from Gateway Policy at www.oceansgateplymouth.com and www.pasdfreeport.com

Proposal

The units are available as a pair on the basis of a lease for 6 or 9 years on full repairing and insuring terms by way of service charge.

Consideration may be given to letting the units individually.

Rent

The commencing rent for letting as a pair will be £22,800 per annum exclusive payable quarterly in advance.

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 yard area and the building's insurance.

Legal Costs

The incoming tenant will be responsible for both parties legal and professional fees incurred in the transaction.

VAT

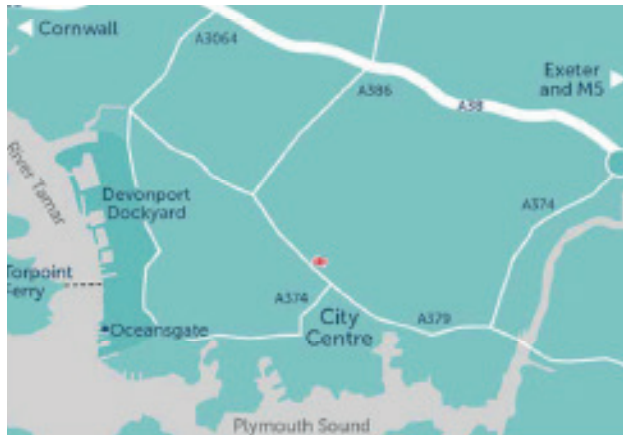
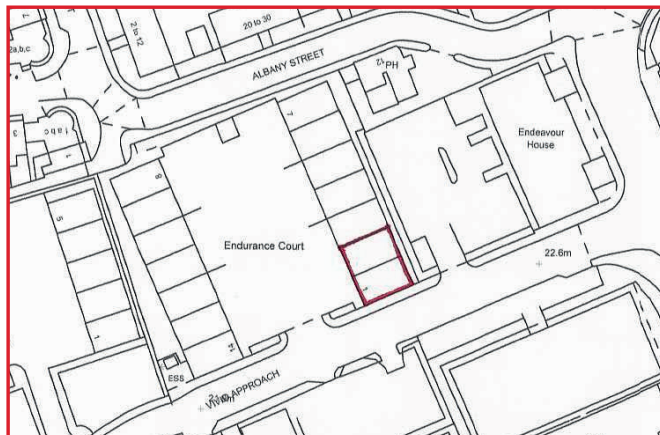
All figures quoted are exclusive of VAT which will be charged.

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.



Viewing and Further Information
Strictly through the Joint Agents.
Please contact:



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Subject to Contract – The particulars are set out as a general outline only for the guidance of intending lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given without responsibility and any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.