



TO LET

On instructions from
Plymouth City Council



Suite 4 Endeavour House 2 Vivid Approach Plymouth PL1 4RW

Summary

- Ground floor suite 4 93.77 Sq.m (1.009 sq ft)
- Grade A offices in Plymouth's Marine Quarter
- High specification finish
- Raised access floors for power and data
- Kitchenette
- On site parking – 2 spaces per suite



Tel 01752 228800
www.williamlean.com

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

Accommodation

Ground floor suite 4 93.77 sq m 1,009 sq ft

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

Existing occupiers in Endeavour House include Relay Engineering, Mace Group, 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.

Energy Performance Certificate

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

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, the building's insurance and gas and electric costs.

Business Rates

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

Suite 4 RV £9,900 rates payable will be dependent on status.

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

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.

Legal Costs

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

VAT

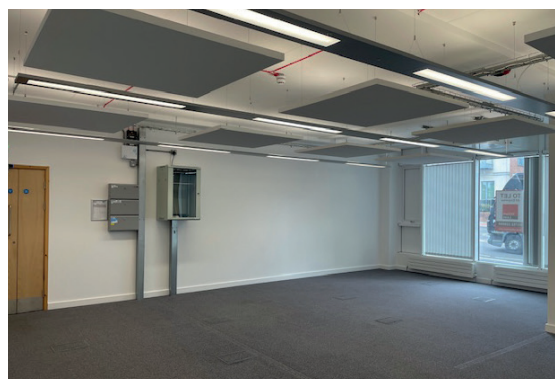
Is charged on all rents and service charges.

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.

Viewings

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



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



Contact William Lean
M: 07711 626028
E: info@williamlean.com

Contact Martin Wiseman
M: 07421 238784
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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.