



To Let / For Sale

From £19,500 pax or
£595,000

Unit 1 Endeavour House, Parkway Court,
Marsh Mills, Plymouth, PL6 8LR

1,722 - 3,573 Sq Ft
(160 - 331.9 Sq M)

Summary

- Good quality modern office accommodation
- 14 allocated car parking spaces
- Available as a whole or split in to two units
- Popular office location
- Easy access to A38 at Marsh Mills

Location:

Endeavour House is located at Parkway Court providing one of the most prominent and accessible office locations in Plymouth, overlooking the Parkway and Marsh Mills junction.

The location benefits from excellent access onto the A38 Devon Expressway and the B413 which provides links to the north of the city.

Parkway Court provides a courtyard development of three similar office buildings, occupied by various professional businesses.

Description:

Endeavour House is one of three two storey office buildings located at Parkway Court and Unit 1 provides good quality open plan offices across ground and first floor. The premises are gas central heated and have the benefit of double glazed metal framed windows. The offices are self contained with their own atrium entrance together with ground floor WCs and kitchenette.

There are 14 allocated car parking spaces for the building (7 per floor). The building can be taken as a whole or let on a floor by floor basis.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	sq m	sq ft
Ground floor	160	1,722
First floor	172	1,851
Total	332	3,573

Service charge:

A service charge is levied for the maintenance and upkeep of the common areas.

Services:

It is understood that mains electricity, gas, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

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Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value for the whole of Unit 1 is £34,500.

Therefore making the approximate Rates Payable £17,215.50 per annum for 2023/24. Interested parties are advised to confirm the rating liability with Plymouth City Council.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The property is available by way of a new full repairing and insuring lease of the whole or a single floor. The rent is £19,500 pax per floor. Terms to be agreed.

Alternatively our client will consider selling their freehold interest in the property for £595,000.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

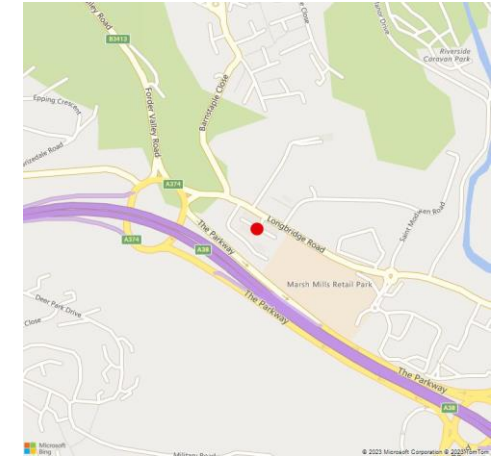
We are advised that this property is elected for VAT and therefore VAT will be charged on the rent.

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, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the joint sole agents.



CONTACT THE AGENT

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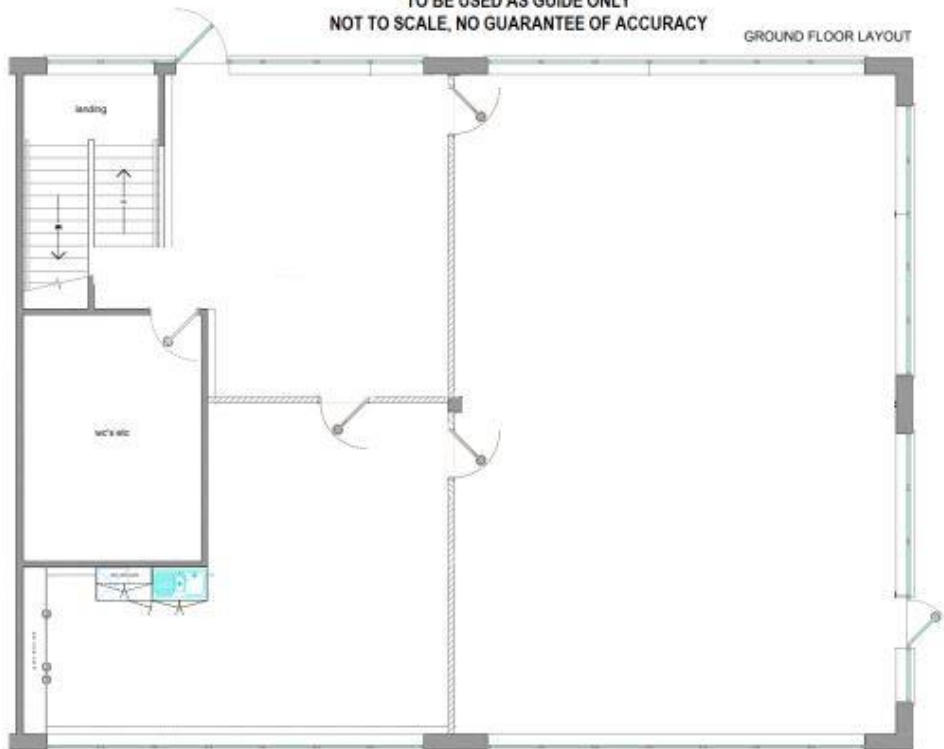
Email: irj@listers.uk.com

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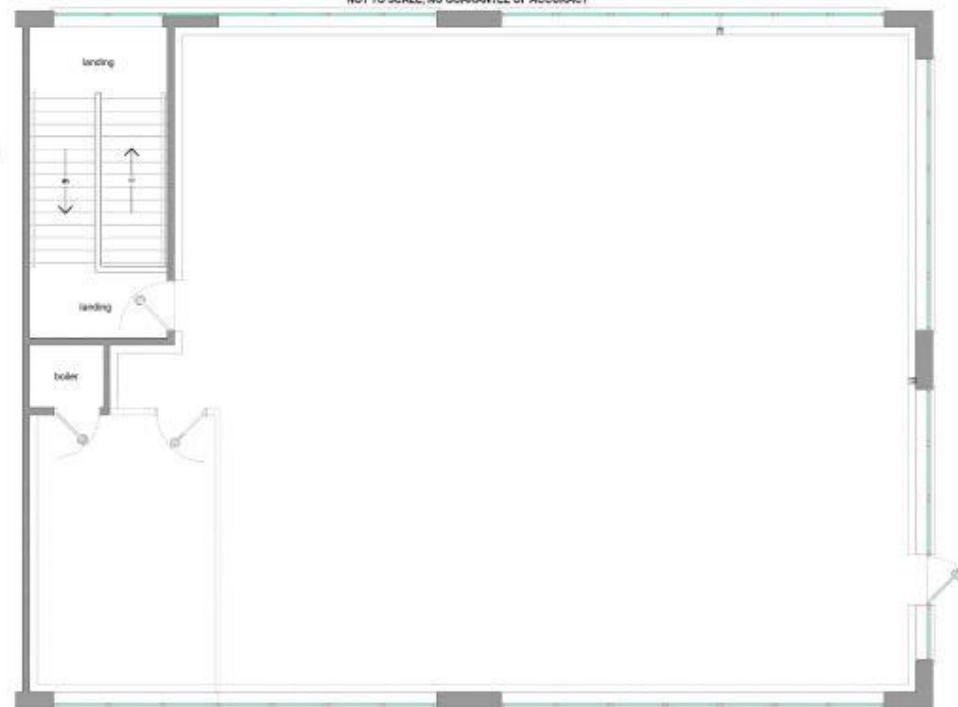


TO BE USED AS GUIDE ONLY
NOT TO SCALE, NO GUARANTEE OF ACCURACY
GROUND FLOOR LAYOUT



Ground Floor Plan

TO BE USED AS GUIDE ONLY
NOT TO SCALE, NO GUARANTEE OF ACCURACY
FIRST FLOOR LAYOUT



First Floor Plan