

**ENDEAVOUR  
HOUSE**

TO LET  
(may 2011)

NO. 1  
ENDEAVOUR HOUSE  
1ST FL. 1,851 SQ FT  
MODERN OFFICES  
WITH PARKING

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**To Let**

**£17,750 pax**

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

1,851 Sq Ft  
(172 -Sq M)



## Summary

- Good quality modern office accommodation
- 8 allocated car parking spaces
- Popular office location
- Easy access to A38 at Marsh Mills
- Kitchenette
- Rent reduction

### 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 office. The premises are gas central heated and have the benefit of double glazed metal framed windows. The office has a communal

entrance lobby, shared with the ground floor. Toilets are communal. There is a kitchenette in the suite. There are 8 allocated car parking spaces for the office.

### Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) On a net internal basis.

	sq m	sq ft
<b>Total</b>	172	1,851

### Service charge:

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

### 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:

C(59)

### Business rates:

We understand this property has not yet been assessed for rating purposes. Interested parties are advised to contact the valuation office for further information.

[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 effective full repairing and insuring lease. Terms to be agreed.

### Legal fees:

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

### VAT:

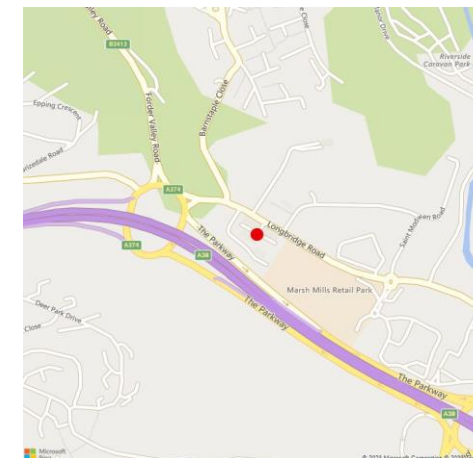
We are advised that this property is elected for VAT and therefore VAT will be charged on the rent.

### 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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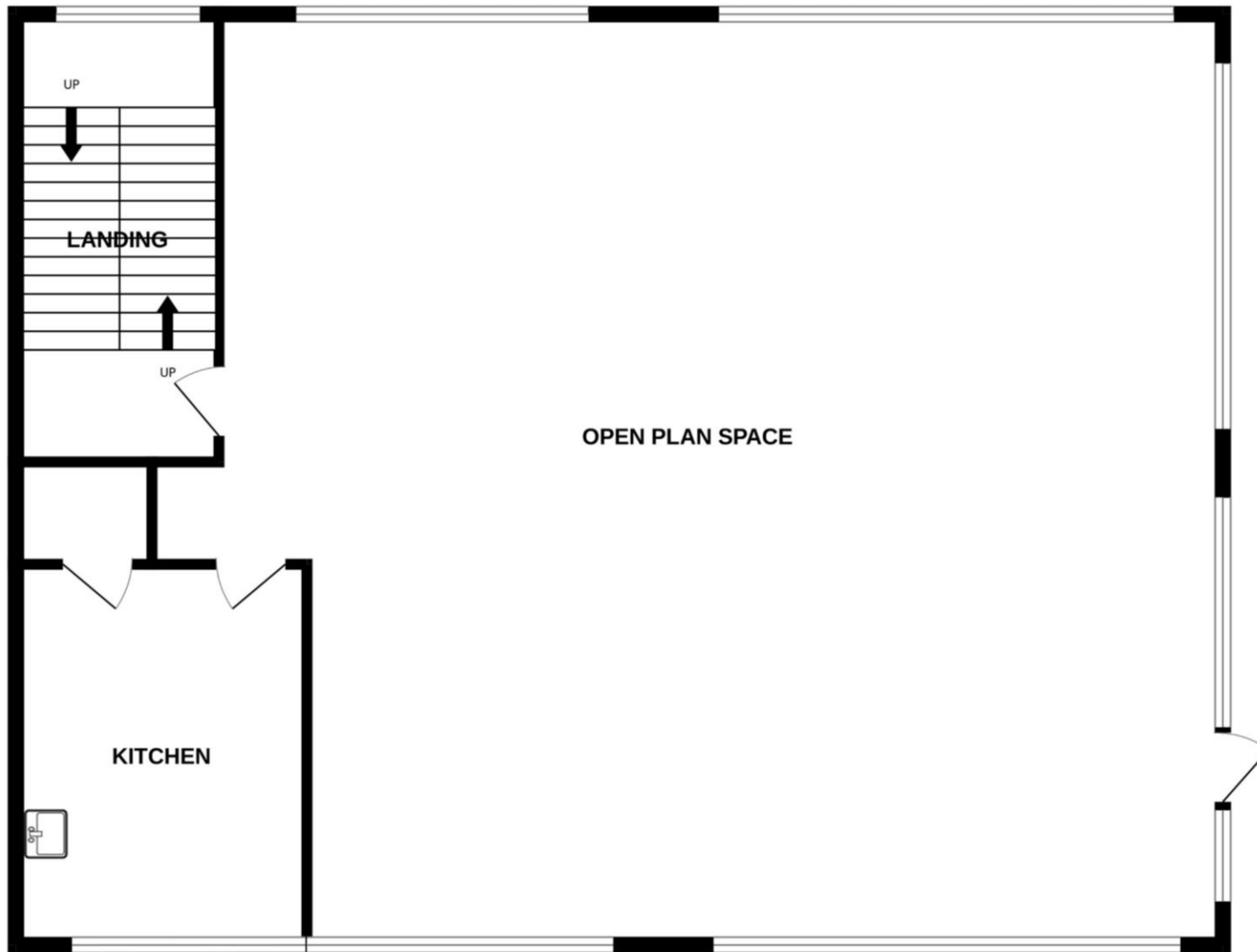
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### Plymouth Office

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Floor Plan