



Sanderson
Weatherall

FOR SALE

(MAY LET)

HIGH SPECIFICATION DETACHED
OFFICE BUILDING

6 Sandy Court
Ashleigh Way
Langage Business Park
Plympton
Plymouth
PL7 5JX



Plymouth - 01752 936101
sw.co.uk



DESCRIPTION

Built in 2015, the property comprises a 2 storey, detached office building of brick and steel frame construction, which provides a modern and contemporary working environment.

The building is a high specification and well presented, modern office building. The current occupiers have installed comprehensive kitchen and break out areas and there is modern décor throughout. There are WC's on both floors, complemented by a ground floor shower room. There is a sweeping feature staircase and passenger lift connecting the floors.

The offices are laid out as largely open plan with additional individual offices and meeting rooms subdivided by glass partitions. There are suspended ceilings with recessed LED lighting and raised, carpeted floors which provide excellent IT networking. The offices are air conditioned

There is a subdivided ground floor office and store which is currently occupier by a third party.

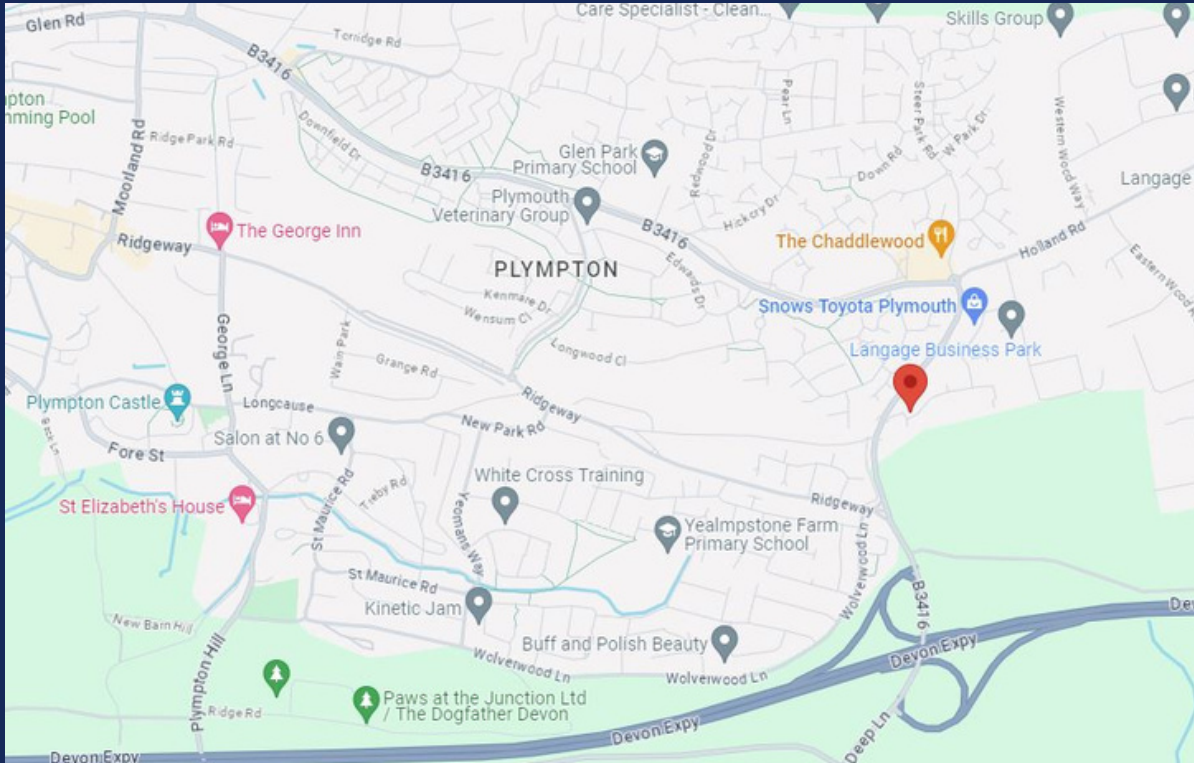
Externally is dedicated parking for 11 cars and an additional surfaced area which can accommodate additional parking or external breakout area.

LOCATION

The property is located on Ashleigh Way which is accessed from Sandy Road which in turn provides direct access onto the A38 Devon Expressway.

The Langage Estate is a popular commercial and office centre and is situated approximately 8 miles to the east of Plymouth.

Langage Park Office Campus accommodates a range of occupiers including EE, Kitson Boyce Solicitors, Ryearch and Mark Holt & Co.



ACCOMMODATION

All areas and dimensions stated net internal area in accordance with the RICS Code of Measuring Practice.

	Sq ft	Sq m
Ground Floor Office	2,012	186.95
First Floor Office	2,019	187.56
Total	4,031	374.51

SERVICES

All mains services are connected to the unit. We have not tested the apparatus, interested parties are invited to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

Band B42

BUSINESS RATES

2023 Rateable Value is £40,750





Plymouth - 01752 936101
sw.co.uk

TENURE AND OCCUPATION

The property is held Freehold

Part of the ground floor is currently let on a Tenancy at Will to Specsavers at a rent of £9,000 per annum plus a service charge of £5,600 as contribution towards building maintenance and IT provision.

The property is offered with the ongoing occupation or vacant possession. An estate charge is payable for the management and upkeep of Sandy Court

TERMS

The property is offered For Sale at £600,000

Leasehold offers for the whole will also be considered.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT where applicable.

VIEWING & FURTHER INFORMATION

To arrange a viewing or for further information please contact Ashleigh Phillips, Ian LeGrice or Heather Branson.

Sanderson Weatherall
Plumer House
Tailyour Road
Crownhill
Plymouth
PL6 5DH

T: 01752 936101
E: ashleigh.phillips@sw.co.uk
E: ian.legrice@sw.co.uk
E: heather.branson@sw.co.uk



Sanderson
Weatherall



Sanderson
Weatherall

Plumer House, Tailyour Road, Crownhill, Plymouth, PL6 5DH

01752 936101

ashleigh.phillips@sw.co.uk

ian.legrice@sw.co.uk

heather.branson@sw.co.uk

sw.co.uk

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL