

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol



To Let

£10,130 pax

Unit 2 First Floor Endurance House, 3 Parkway Court
Longbridge Road, Plymouth, PL6 8LR

884 Sq Ft
(82.1 Sq M)

Summary

- Easy access to A38 at Marsh Mills
- Popular office location
- Allocated car parking
- Self contained suite
- Undergoing a major refurbishment
- Energy efficiency is being upgraded.
- New lease

Location:

Endurance 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.

Description:

Endurance House is one of three two storey office buildings located at Parkway Court. The building is

currently undergoing a major refurbishment programme and is being reconfigured to provide 3 suites on the ground floor and 3 suites on the first floor. Each building has its own entrance that provides access to the ground and first floor suites. Each suite benefits from its own entrance from the communal entrance lobby.

Accommodation:

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

	sq m	sq ft
Total	82.1	884

Service charge:

A service charge is levied for the upkeep and maintenance of the communal areas of the building and the estate. Please enquire for further information.

Services:

We understand 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:

Awaited

Business rates:

The property is currently assessed as one building, as such the assessment will need to be split once the reconfiguration works are completed.

Legal fees:

The property has been registered for VAT and will therefore be chargeable at the usual rate where applicable.

VAT:

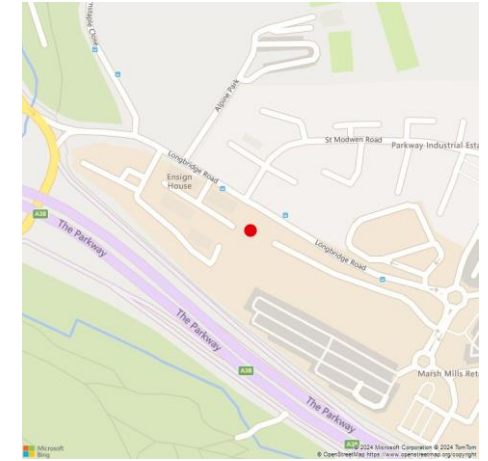
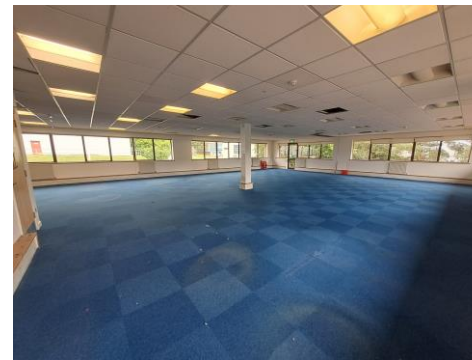
The property has been registered for VAT and will therefore be chargeable at the usual rate where applicable.

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 sole agents.



CONTACT THE AGENT

Joanne High

Tel: 07525 984443

Email: jhigh@vickeryholman.com

Carys Makelis

Tel: 07841 150716

Email: cmakelis@vickeryholman.com

Plymouth Office

Plym House, 3 Longbridge Road,
Plymouth, Devon, PL6 8LT