

**Vickery Holman**  
Property Consultants



Cornwall | Devon | Somerset | Bristol

**UNDER REFURBISHMENT**

**ENDURANCE  
HOUSE**

**To Let**

**£12,400 pax**

Unit 4 First Floor Endurance House, 3 Parkway Court  
Longbridge Road, Plymouth, PL6 8LR

771 Sq Ft (71.6  
Sq M)



## Summary

- Easy access to A38 at Marsh Mills
- Popular office location
- 4 allocated car parking spaces
- 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.

The whole building is currently being refurbished and will provide the following:  
Redecorated throughout – office and communal areas.  
New toilet facilities.  
LED lights throughout.  
Air conditioning system for heating and cooling.  
All windows serviced.  
The external areas to be redecorated.  
Electric car charging points.

### Accommodation:

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

|       | sq m | sq ft |
|-------|------|-------|
| Total | 71.6 | 771   |

### 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:

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

### Legal fees:

Each party is to be responsible for their own legal costs incurred in the transaction.

### VAT:

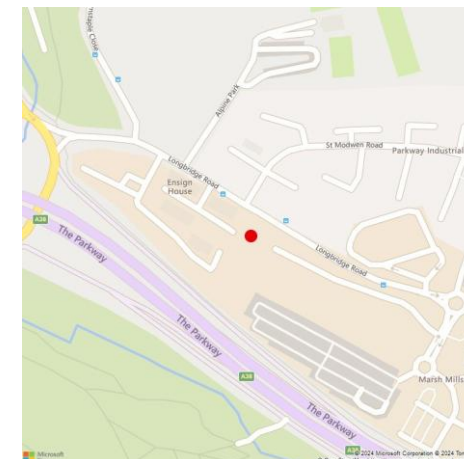
The property has been registered for VAT and will therefore be chargeable at the usual rate where applicable.

### 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](mailto:jhigh@vickeryholman.com)

#### Carys Makelis

Tel: 07841 150716

Email: [cmakelis@vickeryholman.com](mailto:cmakelis@vickeryholman.com)

#### Plymouth Office

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