

FOR SALE

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PROPERTY CONSULTANTS

Cargo Workspace

Unit 1, 15 Phoenix Street, Millbay Plymouth PL1 3DN

4,419ft² / 411m² + 3 parking spaces

Modern Office Investment



Tel: 01752 222135
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www.listers.uk.com

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Location

Millbay is set to become a vibrant waterfront district with an exciting mix of homes, businesses, leisure, retail including a marina.



Cargo workspace offers self-contained, high specification, flexible, contemporary business space in Plymouth's coastal quarter with easy access to the City Centre. The property faces east, towards the City and the School for Creative Art and overlooks the courtyard garden to the west.



Description

Ground and upper ground floor office unit with level access and lift in corner position with some glazed frontage to street level.

Gas-fired central heating and double glazing
Carpeted, floating floor
Male/female/accessible toilets ceramic tiled floor
Mineral-fibre suspended tile acoustic ceiling incorporating Cat 2 vdu-compatible lighting
Tea point with fitted wall and floor cupboards, fitted work tops, sink and flooring

3 allocated spaces in secure, gated car park
Shared courtyard garden

Services

All mains services are supplied. EPC: B 40



Accommodation

The property is arranged over two floors mainly in open-plan configuration with a lift linking the floors.



Terms of Availability (subject to contract)

The property is held on a lease for a term of 250 years from 2006 and is offered for sale on a new co-terminous under-lease at £625,000.

The property has been under-let to Network Rail for a term of 5 years (tenant only break at end of year 3) from January 2018 at an annual rent of £49,713 (7.8% before purchase costs).

Viewing

By appointment during business hours, via Listers, subject to reasonable tenant notice.

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