

INVESTMENT

Listers
PROPERTY CONSULTANTS

Cargo Workspace

Unit 6, 31 Phoenix Street, Millbay Plymouth PL1 3DN

4,429ft² / 411m² + 3 parking spaces

One of two adjoining office unit investments



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Location

Millbay is an increasingly vibrant waterfront district with an exciting mix of homes, businesses, leisure occupiers plus a marina. More homes are under construction with more commercial premises planned along the Bath Street Boulevard.



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 south east, towards the City and the sea, opposite the School of Creative Art and overlooks the courtyard garden to the west.



Description

One of a pair of ground and upper-ground floor office units for sale as an investment together or separately. Both are fitted to full office specification and each has three car parking spaces.

EPC

EPC (DEC): C 64

Business Rates

Rateable Value 2017:	£38,250
UBR multiplier 2020/21:	51.2p in the £



Terms of Availability (subject to contract)

The property is held on a lease for a term of 250 years from 2006 subject to a ground rent of £1000pa. The property is let to Reach South Academy Trust for a term of three years from 1.9.20 at an annual rent of £53,148 plus VAT with annual breaks. The terms of lease for the adjoining unit are available on request.

Viewing

By appointment during business hours, via Listers.