



**MODERN OFFICE** **FOR SALE**  
Unit 9 Cargo, 39 George Place, Millbay, Plymouth, PL1 3DX

## Summary

- 772ft<sup>2</sup> / 72 m<sup>2</sup> Office in Central Location
- Walking Distance of King Point Marina / Royal William Yard and Plymouth City Centre
- One Allocated Parking Space in gated carpark

## Location

Millbay is the new waterfront regeneration area immediately to the west of Plymouth City Centre and is home to King Point Marina, The Dock restaurant, a school for creative arts and soon, a convenience store, in addition to a continental ferry port. There is some free parking in the vicinity and pay parking.

## Description

Mixed use development of offices, retail and residential units with a shared courtyard garden and secure, gated basement car parking. The highly energy efficient specification, low rates and low maintenance charges means low running costs. Ground floor office/retail/business unit with direct access to the courtyard garden. Double glazed frontage, gas-fired central heating with condensing boiler, vdu-compatible lighting in suspended ceiling, carpeted, open plan office, tea point and accessible WC.

Allocated parking for 1 vehicle in gated car park. Bicycle storage racks in Car Park Area.

## Services & Energy Performance

Mains Water, Gas, Electricity and Drainage are supplied to the property. EPC: C64.

## 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 £500pa and is offered for sale at £135,000.

## Business Rates

Rateable Value (2023): £8,700    UBR multiplier 2023/24: 51.2p in the £

## Planning / Use

The established use is offices falling within class B1a of the use classes order 1987. Uses falling within new Class E may be permitted subject to statutory control and consent of the superior Landlord.

**Viewing:** To arrange inspection and for further information, please contact us on: (01752) 222135 or email: [enquiries@listers.uk.com](mailto:enquiries@listers.uk.com)

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