



**GROUND FLOOR, 1 ENDEAVOUR HOUSE, PARKWAY COURT,  
LONGBRIDGE ROAD, PLYMOUTH, PL6 8LR**

**Available at £19,500pa**

**Listers**  
~ PROPERTY CONSULTANTS



### LOCATION:

Marsh Mills forms the principal gateway to Plymouth from the east and the nearby retail park and leisure facilities are familiar landmarks, such that Parkway Court is an excellent location for businesses to be recognized and accessed from the adjacent A38 Devon Expressway. The City centre is 3 miles to the south and Exeter is 40 miles to the East. There are frequent bus services to the city centre from a nearby bus stop.

### DESCRIPTION:

AVAILABLE INDIVIDUALLY OR WITH FIRST FLOOR - Open plan office units with ample parking in accessible location.

Endeavour House is one of three similar, two-storey buildings overlooking the Parkway, at the entrance to the Marsh Mills Retail Park, in a modern courtyard development.

Unit 1 offers a prominent signage opportunity, disabled persons access and 13 dedicated car parking spaces. The suite is offered in good decorative condition and the external parts including the grounds are well maintained by the on-site managers. Open plan office accommodation with specification including: suspended ceilings with inset Cat.II VDU-compatible lighting, central heating and perimeter trunking,



### SCHEDULE OF ACCOMMODATION:

Ground Floor 154 sqm (1,663 sqft) (Gross Internal)

### TENURE / LEASE TERMS:

The property is vacant and available immediately by way of a new tenant's FR&I lease at an initial annual rent from £19,500pa, subject to contract and other terms.

Incentives may be available.

Our client will consider selling their FREEHOLD interest of the WHOLE building for the sum of £595,000.

### VAT:

All the above prices/rentals are quoted exclusive of VAT.

### LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

### BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the rateable value is currently assessed as one with the first floor and is £34,500. To find out how much business rates will be payable there is a business rates estimator service via the website.



### ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C (59).

### VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:-

**Gareth Forrest**

**Andrew Bell**

**Ifan Rhys-Jones**

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