



**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 AS INDIVIDUAL UNIT OR WITH FIRST FLOOR - Open plan office unit with ample parking in accessible location. MAY SELL

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 160 sq m (1,722 sq ft) (Gross Internal)

**TENURE / LEASE TERMS:**

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

Incentives may be available.

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

**VAT:**

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

**BUSINESS RATES:**

Rateable Value 2023 (Ground and First Floor together): £34,500  
UBR multiplier 2023/24: 51.2p in the £

**ENERGY PERFORMANCE CERTIFICATE:**

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

**VIEWING AND CONTACT INFORMATION:**

Strictly through Listers. Please contact:-

**Gareth Forrest**  
**Ifan Rhys-Jones**

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