



**D2 APOLLO COURT, 4 NEPTUNE PARK, COXSIDE, PLYMOUTH, PL4 0SJ**

**FOR SALE £265,000**

**Listers**  
PROPERTY CONSULTANTS

**LOCATION:**

Neptune Park is a rather unique setting on Plymouth's eastern waterfront, facing the River Plym estuary, with excellent views. The city centre and Barbican waterfront is 5 minutes' drive away and the A38 (M5) is reached via mainly 40mph dual carriageway roads, in a few minutes. The scheme comprises a cluster of similar hybrid units adjacent to the TR2 rehearsal building, with an overflow car park adjacent.

**DESCRIPTION:**

The property comprises a very high specification, two storey, hybrid (B1/B8/E) business unit, with close-quarter, water views. The building is of steel frame construction with a mono pitch roof and glazed front & rear elevations. The property has been fitted out to a very high standard with CCTV, vdu-compatible lighting to offices, accessible WC. Warehouse with drop LED lighting and panel LEDs under mezzanine offices.

Externally, there are two parking spaces plus overspill parking and a 2.9m x 2.6m roller shutter door provides loading access.

**SCHEDULE OF ACCOMMODATION:**

Area	Sq Ft	Sq M
Ground Floor storage	944	87.70
First Floor offices	362	33.63
<b>Total</b>	<b>1,306</b>	<b>121.33</b>

**LEASE TERMS:**

The LONG-LEASEHOLD is available with vacant possession at a guide price of £265,000 +VAT, subject to contact.

**VAT:**

All the above 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 current rateable value is £11,250. 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 (72).

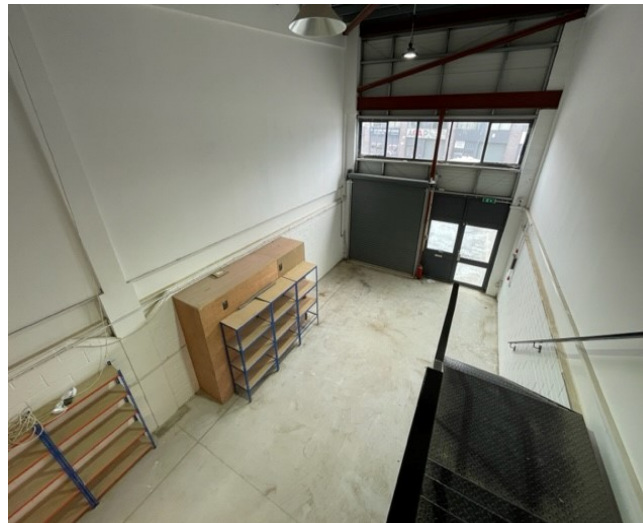
**VIEWING AND CONTACT INFORMATION:**

Strictly through Listers. Please contact:-

**Gareth Forrest**  
**Andrew Bell**

01752 222135

Email [enquiries@listers.uk.com](mailto:enquiries@listers.uk.com)





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