



OFFICE TO LET

Unit 7 Cargo 1, 43 George Place, Millbay, Plymouth PL1 3DX

Summary

- **Modern Attractive Office in Central Location**
- **Walking Distance of King Point Marina / Royal William Yard and Plymouth City Centre**
- **One Allocated Parking Space**
- **772ft² / 72 m²**

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, engineered wood flooring, open plan office, tea point and accessible WC and shower room.

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

Services

The following services are supplied: Mains water and drainage, gas and electricity. EPC: C61

Terms of Availability

Available on flexible leasehold terms, at an annual rent of £12,000+VAT, subject to contract and other terms.

Business Rates

Rateable Value 2023: Currently assessed as one with Unit 8 at £14,000, of which Unit 7 is assessed at £7,431.

UBR multiplier 2024/25: 51.2p in the £. Small business rates relief may apply

Use

The property is suited to Class E uses (subject to necessary planning notifications and any superior Landlord's consent)..

Viewing

By appointment weekdays during normal business hours via Listers.

Gareth Forrest gareth@listers.uk.com or Leigh Robinson lar@listers.uk.com www.listers.uk.com



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