



UNIT 6 CARGO, 31 PHOENIX STREET, PLYMOUTH, PL1 3DN

TO LET £53,148pa / FOR SALE £525,000

Listers
PROPERTY CONSULTANTS

LOCATION:

Millbay is increasingly becoming a vibrant waterfront district with an exciting mix of homes, businesses, leisure, retail including a marina.

Cargo workspace offers self-contained, high specification, flexible, contemporary business space in Plymouth's coastal quarter with easy access to the City Centre. The property faces east, towards the City an the School for Creative Art and overlooks the courtyard garden to the west.

DESCRIPTION:

End of terrace office unit offering accommodation across two floors, mainly in open-plan configuration, with passenger lift linking the floors. Fitted to full office specification with: gas-fired central heating, floating floor, Cat 2 VDU-compatible lighting and male/female/accessible toilets.

The unit comes with three car parking spaces, located in the secure, gated car park and use of the shared courtyard garden.

SCHEDULE OF ACCOMMODATION:

Gross internal area: 4429sq.ft / 411sq.m



PLANNING / USE:

We believe Unit 6 has planning permission for Class B1 Office use. Other uses falling within Class E may also be permitted.

TENURE / LEASE TERMS:

The property is held on a lease for a term of 250 years from 2006, subject to a ground rent of £1000pa and is offered for sale on a new co-terminous under-lease at £525,000 + VAT.

The property is available to let on a new FR&I lease, at an annual rent of £12 per ft²/pa (£53,148pa) + VAT.

VAT:

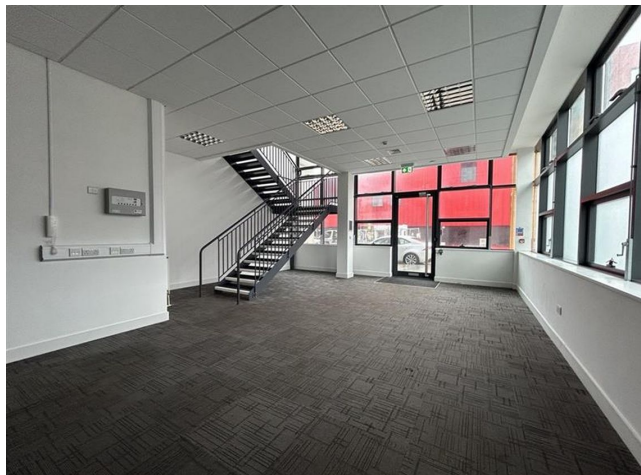
All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs.

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 £26,500. 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 Rating for this property is B (46).

ANTI-MONEY LAUNDERING:

A successful tenant/buyer will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:-

Gareth Forrest

01752 222135

Email enquiries@listers.uk.com

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