

Modern Offices with secure parking and lift.

Unit 6, Cargo, 31 Phoenix Street, Plymouth, PL1 3DN

Listers
PROPERTY CONSULTANTS



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Summary

- Modern offices with private passenger lift
- Secure, gated parking
- 4,429ft² / 411m²
- Shared courtyard garden

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 and 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.

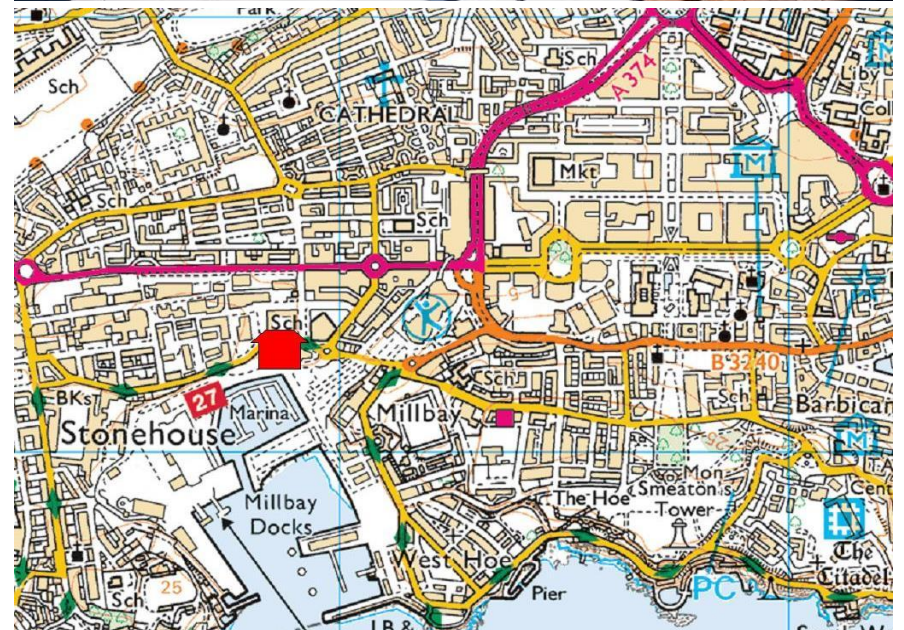
The unit comes with three car parking spaces, located in the secure, gated car park and use of the shared courtyard garden.

Services

Mains Water, Electricity and Drainage are available to the property.

Planning / Use

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



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Energy Performance

The building has been assessed and awarded a DEC rating of C:64.

Terms of Availability (subject to contract)

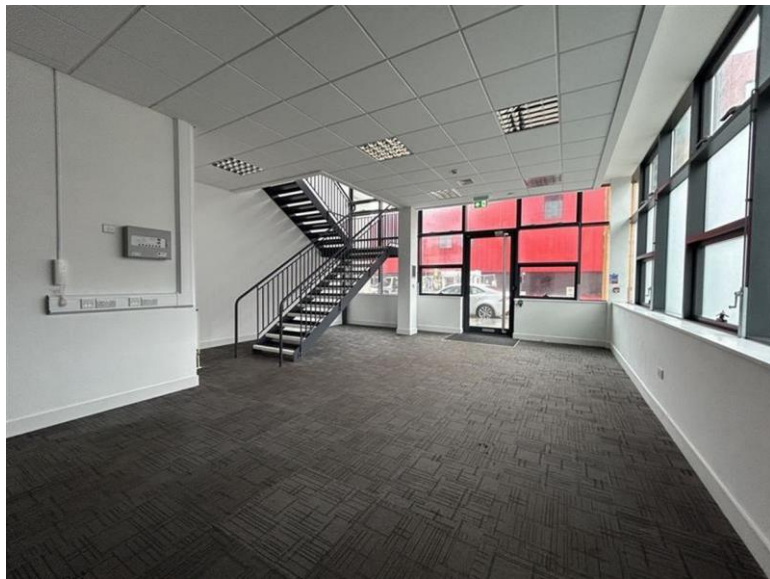
The property is held on a lease for a term of 250 years from 2006, subject to a ground rent of £1000pa and is offered **for sale** on a new co-terminous under-lease at £525,000.

The property is available **to let** on a new FR&I lease from September 2022, at an annual rent of £12 per ft²/pa (£53,148pa).

Business Rates

Rateable Value (2023): £26,500

UBR multiplier 2022/23: 51.2p in the £



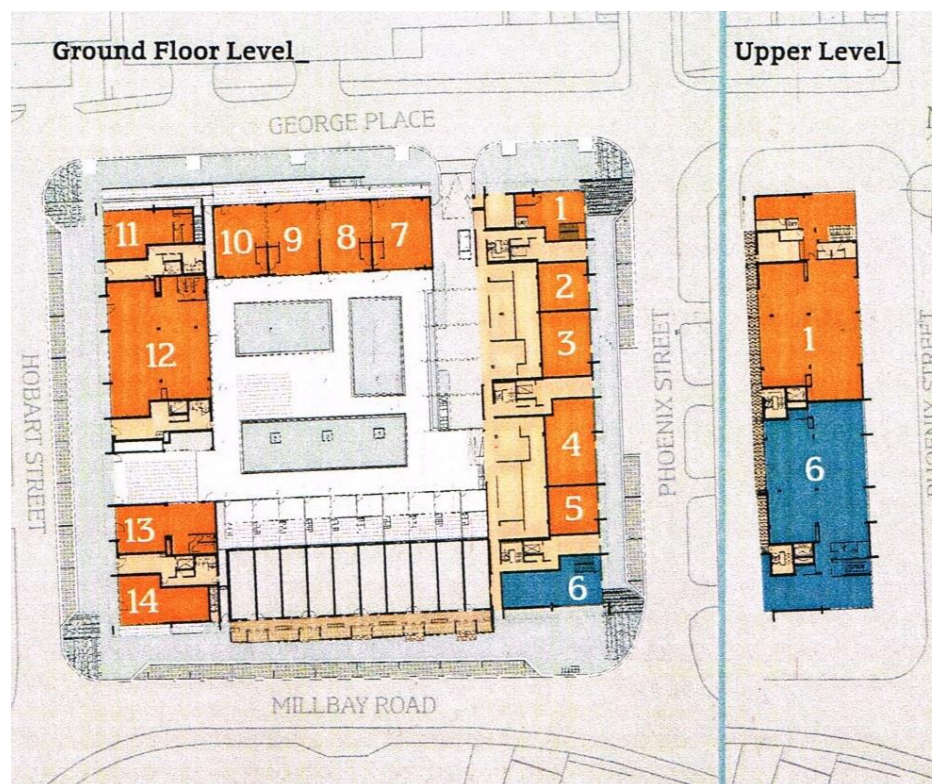
Viewing

To arrange inspection and for further information please contact us on: (01752) 222135

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