



Sanderson
Weatherall

1,501 sq ft (139.45 sq m)

To Let

- Unit B2, Apollo Court,
Plymouth PL4 0SJ



TO LET

1,963 sq ft
£18,000 per annum

SW
Sanderson
Weatherall

DESCRIPTION

The property comprises of a ground floor warehouse with access via an electric roller shutter door. Adjacent to this is a pedestrian access with two storage cupboards, an office, shower room, WC and a separate DDA compliant WC with shower unit within.

The first floor provides a mainly open plan office finished to a high standard, with separate meeting room and large kitchen area.

The front elevation has views across the Cattewater and beyond.

The unit benefits from LED lighting throughout, CCTV, intruder alarm system, perimeter trunking to the office accommodation and 2 parking spaces immediately to the front of the unit as well as additional spaces within an overflow car park.

KEY POINTS

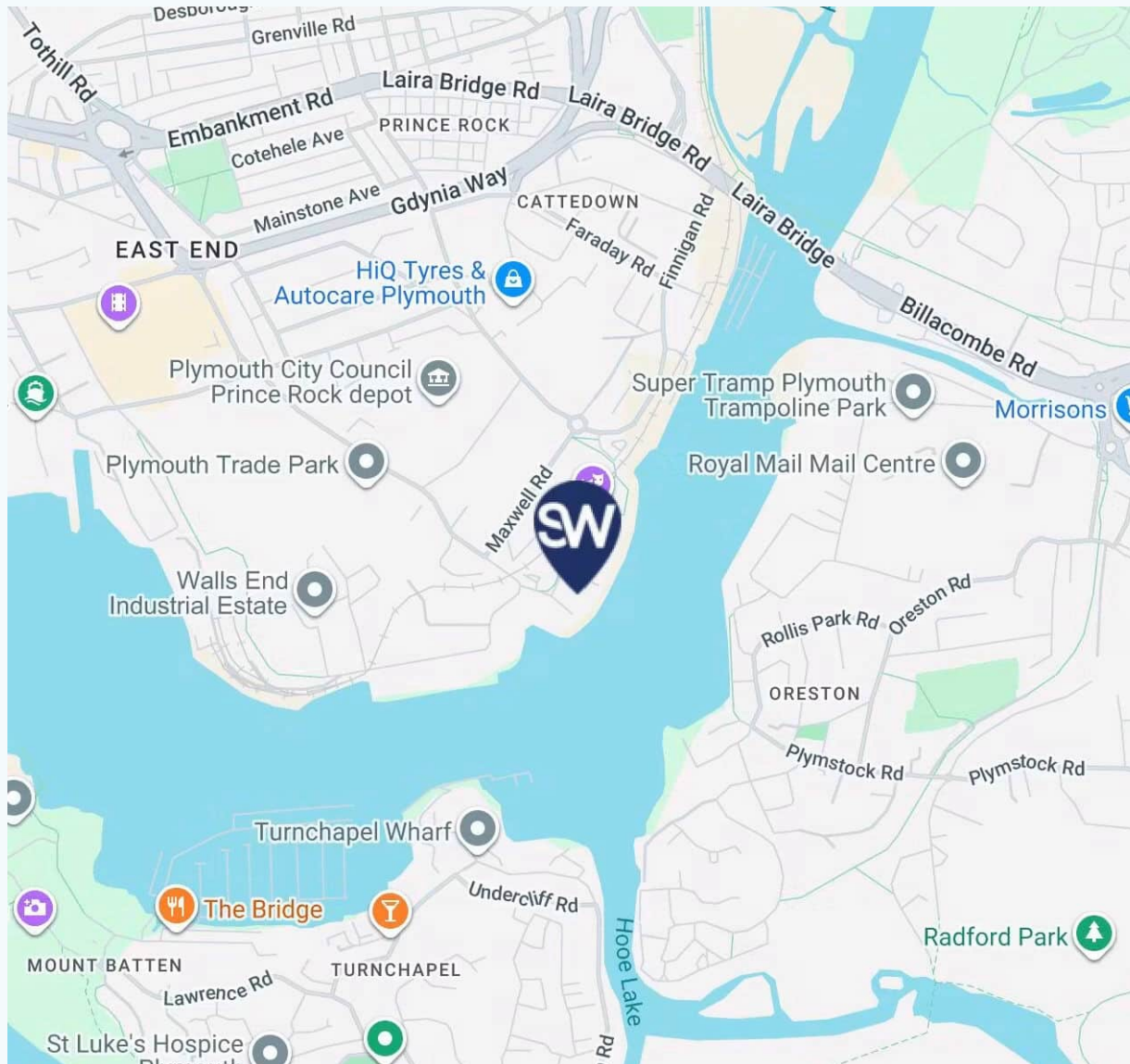
- High quality fit out with a mezzanine floor creating excellent first floor office space
- Two parking spaces
- To Let
- New lease
- RENT ON APPLICATION



PLYMOUTH, UNIT B2

LOCATION

1,963 sq ft
£18,000 per annum



Plymouth is the largest urban area in the South West in terms of population and employment and attracts an estimated six million tourists per year. The total population within the Plymouth primary catchment area is 463,000 and the estimated shopping population is 343,000.

The City is a major commercial centre in the South West of England and lies within the County of Devon, 50 miles (80 km) south west of Exeter, 120 miles (193 km) south west of Bristol and 215 miles (346 km) from Central London.

The city has excellent communication links with easy access to Exeter and the M5 provided via the A38. The national station at Plymouth is served by First Great Western, providing direct access to London Paddington (3 hours), Bristol Temple Meads, (2 hours) and other South West regional centres.

Apollo Court is adjacent to the Theatre Royal workshops, TR2, as well as Posiedon House. Within 1.5 miles of Plymouth City Centre and 2 miles of the A38 Devon Expressway at Marsh Mills the scheme is situated on the waterfront overlooking the Cattewater.

PLYMOUTH, UNIT B2

GALLERY

1,963 sq ft
£18,000 per annum



PLYMOUTH, UNIT B2

ACCOMMODATION

1,963 sq ft
£18,000 per annum



Name	sq ft	sq m	Availability
Ground - Office	131	12.17	Available
Ground - Warehouse/workshop	393	36.51	Available
1st - Office	977	90.77	Available
Total	1,501	139.45	

MORE DETAILS

1,963 sq ft
£18,000 per annum



TERMS

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms.

RENT

ON APPLICATION

BUSINESS RATES

Rateable Value: £10,250
Rates Payable: £5,114.75 per annum

AVAILABILITY

Available Immediately

EPC

D (76)

LEASE

New Lease

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

ADDITIONAL INFORMATION

For further information or to arrange a viewing please contact

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