



UNIT 3 CARGO 1, 21 PHOENIX STREET, MILLBAY, PLYMOUTH, PL1 3DN

TO LET £9,500pa

Listers
PROPERTY CONSULTANTS

LOCATION:

Millbay is increasingly becoming a vibrant waterfront district with an exciting mix of homes, businesses, leisure and 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:

Grade A Mid-terraced office unit, mostly open plan, with a manager's office and large meeting room. Modern fitted kitchen area with breakfast bar and a DDA compliant WC. Double-glazed frontage and gas central heating with one private off road parking space.

SCHEDULE OF ACCOMMODATION:

Area	Sq Ft	Sq M
Ground Floor	684	64
Total	684	64

**PLANNING/USE:**

The unit is permitted for uses falling within Class E.

LEASE TERMS: (subject to contract)

The property is available to let on a new FR&I lease, at an annual rent of £9,500.

All the above rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own legal costs.

BUSINESS RATES:

We refer you to the government website: www.tax.service.gov.uk/view-my-valuation/search Which shows that the current rateable value is £7,400. 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 (36)

**ANTI-MONEY LAUNDERING REGULATIONS:**

A successful tenant 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:-

Leigh Robinson on 01752 858196

Email lar@listers.uk.com

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