

# ALL ENQUIRIES

## B2 Apollo Court

Neptune Park Plymouth, PL4 0SJ

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1,963 sq ft (182.4 sq m)

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- Recently completed
- Long Leasehold Sale or To Let
- £250,000
- Warehouse with offices
- Low energy lighting
- Allocated parking

**Bruton Knowles**

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# B2 Apollo Court

## LOCATION

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.

## 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.

## ACCOMMODATION

	Sq ft	Sq m
Ground floor industrial/warehousing	393	36.6
Ground floor office	131	12.2
First floor office	977	90.8
<b>Total (GIA Approx)</b>	<b>1963</b>	<b>182.4</b>

## RATES

The unit has been rated £6,600 in the 2017 Rating List. We recommend that interested parties make their own enquiries into the actual liability.

## ENERGY PERFORMANCE CERTIFICATE

Rtaed D (76)

## VAT

All figures quoted are subject to VAT.

## TENURE and LEGAL COSTS

The unit is available by way of a 125 year long leasehold interest commencing 25<sup>th</sup> March 1997. Alternatively our client may consider a lease of the building on tenant full repairing and insuring terms, length of lease to be agreed. Each party to bear their own legal costs incurred in the transaction



## CONTACT

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