For Lease

Phase 1 units shown – Phase 2 to be similar in appearance

Units 1-5 (Block 1.8), Phase 2 Oceansgate, Plymouth

0.93 acres (0.377 hectares) Net Site Area

1,000 - 5,000 sq ft (92.9 – 464.50 sq m)

Phase 2 due in 2020

- Light industrial / warehouse units
- Ideally located to the Dockyard
- Enterprise Zone
- Phase 2 mainly pre-let

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Location

The Oceansgate Enterprise Zone is an area totalling 35 hectares (87 acres) on the southern edge of Devonport Dockyard and is situated alongside the River Tamar to the west of Plymouth City Centre.

Oceansgate is a unique complex of industrial buildings and docks created for commercial use. There is deep-water access to the English Channel making it a an unrivalled location for a wide range of marine businesses.

The northern part of Oceansgate is being developed by Plymouth City Council in 3 phases.

Phase 1 has now been completed.

Phase 2, where development on site commenced in September 2019 will comprise a further similar sized office building and 3 blocks of business space units. Pre-lets have been agreed for the office building and two of the blocks of units which will see these occupied by major local employers on completion – scheduled for late summer 2020.

Description

Block 1.8 is a terrace of 5 similar sized units to be located on the eastern side of the Phase area. The units will be completed to a shell finish but with main specification of:

- Clear working height minimum of 6m (20ft)
- Insulated loading door and separate personnel access door.
- 10% natural daylight roof panels
- Fibre connectivity
- Dedicated car parking spaces
- Mains Gas, Electricity (including 3 phase), water and drainage connections.

Accommodation

The block is capable of being occupied as a single unit or by division as either a single unit or as a combination of units. The maximum is as 5 single individual units.

Each unit will have a Gross Internal ground floor area of:(All dimensions and areas are calculated on an RICS gross internal basis).

Area	Sq m	Sq ft
Unit 1	92.9	1,000
Unit 2	92.9	1,000
Unit 3	92.9	1,000
Unit 4	92.9	1,000
Unit 5	92.9	1,000
Total	**464.51**	**5,000**

Business Rates

The premises will be assessed for Business Rates on completion.
As Oceansgate is an Entreprise Zone, tenants who are qualifying users will be entitled to Business rates discounts – subject to prior approval.

Energy Performance Certificate

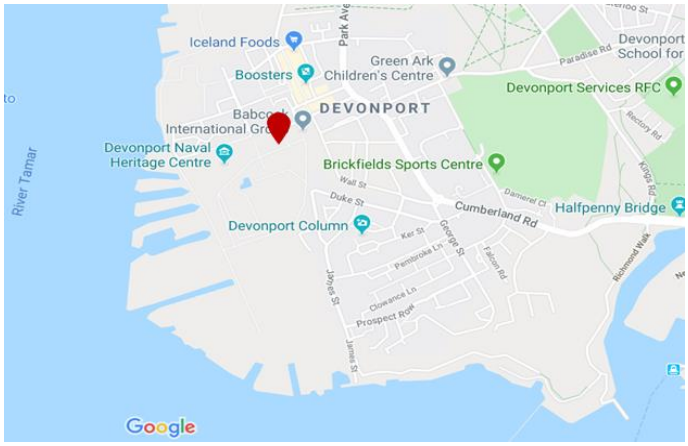
Will be issued on completion but the specification is designed to a high energy efficient level.

VAT

All figures quoted are exclusive of VAT, where applicable.

Legal Costs

The ingoing tenant will be responsible for both parties legal and professional fees incurred in the transaction.



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