

TO LET

Listers
PROPERTY CONSULTANTS

Unit 3 Ensign House

Parkway Court, Marsh Mills, Plymouth PL6 8LR

3,314 ft² / 308 m²

Modern Offices with 15 parking spaces



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Location

Marsh Mills forms the principle gateway to Plymouth from the east and the nearby retail park and leisure facilities are familiar landmarks, such that Parkway Court is an excellent location for businesses to be recognized and accessed from the adjacent A38 Devon Expressway.



Plymouth City centre is about 3 miles to the south and Exeter is about 40 miles to the East. There are frequent bus services to the city centre from a nearby bus stop.

Description

Ensign House is one of three similar, two-storey buildings overlooking the Parkway, at the entrance to the Marsh Mills Retail Park, in a modern courtyard development.

Unit 3 offers a prominent signage opportunity, disabled person's access and 15 dedicated car parking spaces.



The suite is offered in good decorative condition and the external parts including the grounds are well maintained by the on-site managers.

The first floor is designed for open plan, with partitioned offices. The ground floor also has a demountable office, IT server area and a tea point.

The specification includes suspended ceilings with inset Cat.II vdu-compatible lighting, central heating and perimeter trunking.



Terms of Availability

The property is offered by way of a new lease on flexible terms on an equivalent FRI basis, preferably for a term in excess of 5 years.

A rent of £37,250pa + VAT intl. excl. is sought. A small service charge is levied for the upkeep of common and external parts.

Rates

2017 Rateable Value: £32,250
UBR multiplier 2021/22: 51.2p in the £.

Services

Gas, mains water, mains drainage and electricity are supplied. The electricity is separately sub-metered. A franked-mail postbox is adjacent to the development. It appears that there is a fibre-optic communications link to the building. EPC D (78).

Viewing

By appointment during office hours via sole agents Listers 01752 222135.

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