

**TO LET**

# Exciting opportunities for marine-based industries



**Oceansgate**  
PLYMOUTH  
marine enterprise in Britain's Ocean City



PUTTING MARINE  
BUSINESSES AT THE  
CENTRE OF COASTAL  
WORKING



**Endeavour House,  
2 Vivid Approach,  
PLYMOUTH  
PL1 4RW**

- Grade A offices in Plymouth's Marine Quarter
- Size 93.8 sq m (1,010 sq ft) to 1,268.3 sq m (13,650 sq ft)





## LOCATION

Oceansgate is a 35 hectare (87 acre) site on the southern edge of Devonport Dockyard, one of the biggest naval dockyards in Europe, 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 direct deep-water access to the English Channel, making it an unrivalled location for a wide range of marine businesses.

Part of the site is already occupied by the MoD, Babcock Marine and Princess Yachts.

The northern part of the site is being developed by Plymouth City Council in three phases – the first phase comprises a detached office building (Endeavour House) and two terraces of industrial buildings (Endurance Court).



## DESCRIPTION

Endeavour House is a three storey office building arranged around a central core with up to four self-contained suites on each floor and with on-site car parking.

The building is of steel frame construction with part full height aluminium frame double-glazing and part cavity block and feature stonework elevations.

The central core area comprises entrances at ground floor from both the street and the car park to a central hallway. There is lift and staircase access to the upper floors. On each floor there are male and female and disabled-access WCs. There is a shower facility on the first and second floors.

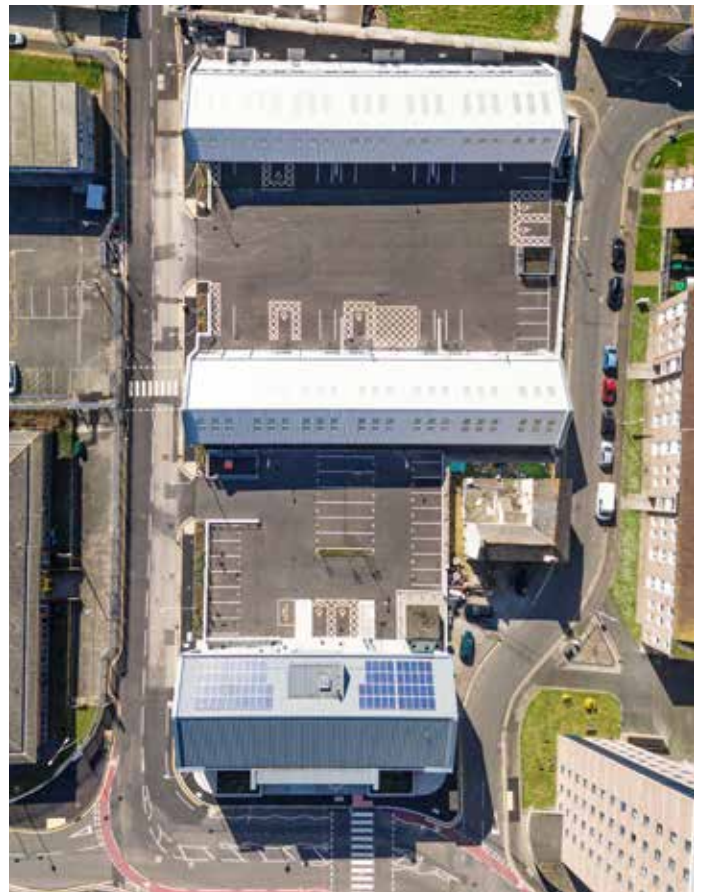




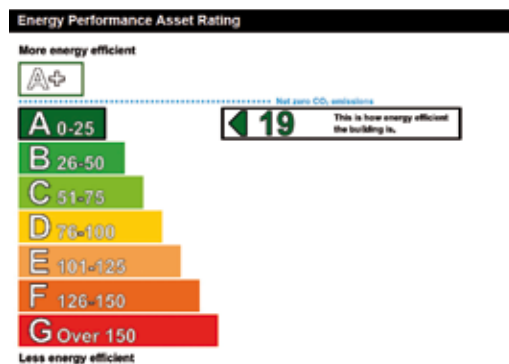
## SPECIFICATION

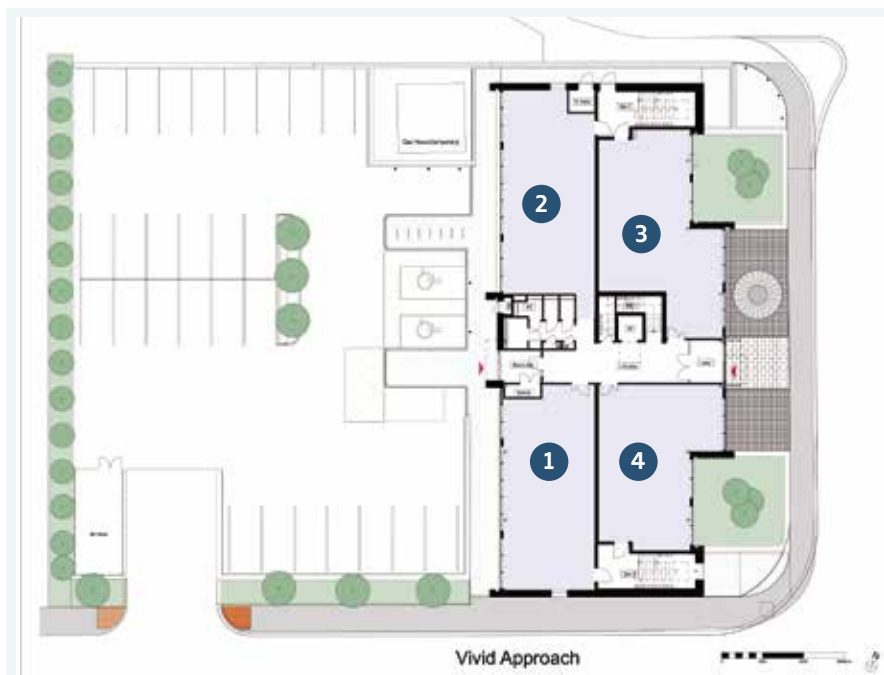
- Raised access floors – suitable for Cat 6 cabling
- Carpet tiling in the individual suites
- Air handling units per suite
- Exposed ceilings at ground and first floors with Cat 5 lighting
- Suspended ceiling and recessed lighting to second floor
- 9 person passenger lift
- BREEAM Excellent rating
- Flexible layout to enable the amalgamation of suites to create larger units
- 32 on-site car parking spaces
- Bicycle store facility





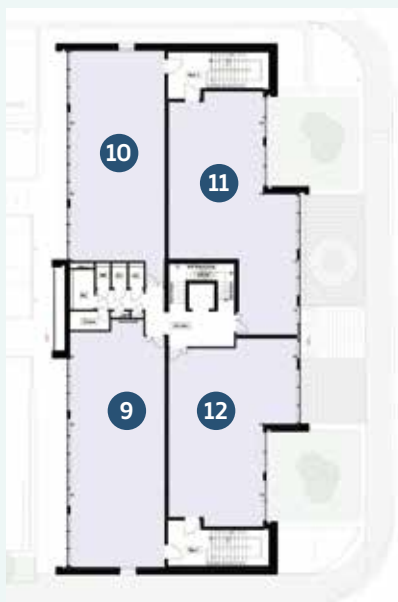
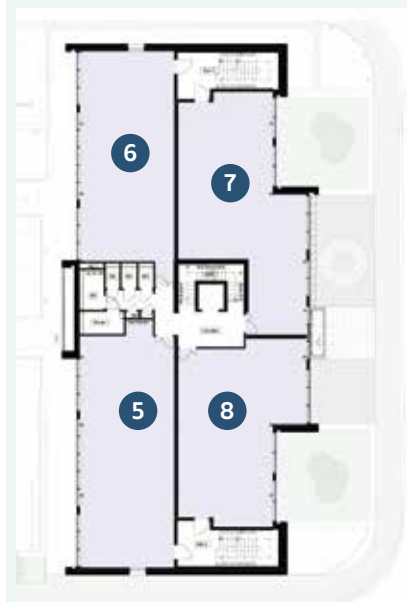
## ENERGY PERFORMANCE CERTIFICATE





**THE SITE**

GROUND FLOOR



FAR LEFT  
FIRST FLOOR

LEFT  
SECOND FLOOR

**ACCOMODATION**

Measured in accordance with IPMS 3 (office buildings in multi-occupation)

Floor	Unit number	Sq m	Sq ft	Comments
Ground	1	100.14	1,078	
	2	100.99	1,087	
	3	103.60	1,115	Occupied by MBTC
	4	93.77	1,009	Under offer
First	5	113.87	1,225	Let to MCA
	6	104.39	1,124	
	7	114.58	1,233	
	8	101.01	1,087	
Second	9	115.70	1,245	Under offer
	10	104.60	1,126	
	11	114.36	1,231	
	12	101.30	1,090	
Car parking				Minimum of 2 car spaces per suite

**SERVICES**

Mains gas, electricity, water and drainage are connected to the building. Each suite is independently metered for gas and electricity supplies.

**TERMS**

Suites are available as individual units or as a combination of units on the basis of a lease for six or nine years on internal repairing and insuring terms by way of service charge.

Rents are based on £15 per sq ft per annum and are inclusive of allocated car parking spaces.

**ENTERPRISE ZONE STATUS**

Qualifying occupiers will be entitled to Business Rates discounts – subject to prior approval.

**OCCUPIERS’ POLICY**

In order to achieve our vision to bring together marine-based businesses in a prime waterfront location to create a world class hub for marine industries, priority will be given to tenants that can meet the Council’s Occupiers Policy for Oceansgate, which addresses the following issues:

- High Value – a workforce that is paid above the city average wage
- Innovation
- Exports
- Added Value

Further details can be found on the Oceansgate website or are available on request.



**FURTHER INFORMATION**

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