



To Let

Light industrial / warehouse unit close to Devonport Dockyard

- 6.2m eaves height - ideal to installing mezzanine throughout, subject to approvals
- Join Relay Engineering, R&M Electrical and ESL in the block and Babcock and City College in the remainder of Phase II

Unit 4 Discovery Court

8 Vivid Approach, Plymouth, PL1 4RW

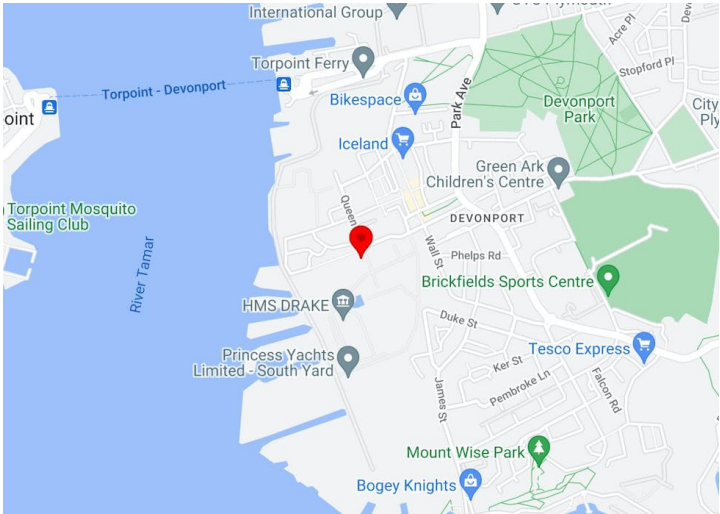
956 sq ft

88.82 sq m

Reference: #132324

Unit 4 Discovery Court

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Summary

Available Size	956 sq ft / 88.82 sq m
Rent	£10,000 per annum payable quarterly in advance.
Rates Payable	£2.98 per sq ft
EPC	A

Description

The property is in a terrace of 5 similar sized units located on the eastern side of the Phase 2 area. The units are of steel portal frame construction with insulated roof and wall claddings and power floated concrete floor. The units have been completed to a shell finish but with main specification of:

- Clear working height minimum 6.2m (20 ft)
- Insulated powered loading door and separate personnel access door.
- 10% natural daylight roof panels
- Fibre connectivity
- Dedicated car parking spaces
- Mains electricity (including 3 phase), water and drainage connections
- Disabled access WC
- Kitchenette style facility
- Solar panels on the roof providing immediate power

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 an unrivalled location for a wide range of marine businesses. Part of the site is already occupied by the MoD, Babcock and Princess Yachts.

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

Phase 1 has now been completed and comprises an office building (Endeavour House) of 1,268.3 sq m (13,650 sq ft) and 14 industrial / business space units (Endurance Court) totalling 1,308 sq m (14,080 sq ft).

Local occupiers include: Surejust, Plymouth Marine Laboratory, CMS Geotech, Lang & Potter Marine, WH Scott Lifting, Maritime & Coastguard Agency, Mecal and Blue Ocean Monitoring.

Phase 2, now completed, comprises a further similar sized office building and 3 blocks of business space units. City College occupy building 1.6 as a training centre and the office building 1.4 and workshop building 1.5 are to be occupied by Babcock. There are Electric Vehicle charging points on site available for tenant use.

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