

**FOR SALE**

**Listers**  
PROPERTY CONSULTANTS

# New Waterfront Unit

C2 Apollo Court, Neptune Park PL4 0SJ

1,918 ft<sup>2</sup> / 178 m<sup>2</sup>

Two-storey business unit, custom fitted-out



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## Location

Neptune Park is a rather unique setting on Plymouth's eastern waterfront, facing the River Plym estuary, with excellent views. The city centre and Barbican waterfront is 5 minutes' drive away and the A38(M5) is reached via mainly 40mph dual carriageway roads in a few minutes.

The scheme comprises a cluster of similar hybrid units adjacent to the TR2 rehearsal building, with a car park adjacent.



## Description

The property comprises a very high specification, two-storey, hybrid business unit, with potential for spectacular close-quarter water views. The building is of steel frame construction with a mono pitch roof and glazed front & rear elevations. Externally, there are two parking spaces plus overspill parking and a 2.9m x 2.6m roller shutter provides goods loading access.



## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	92	993
First Floor	86	925
Total	178	1,918

## Services

All mains services are supplied to the property:

## Business Rates

Rateable Value 2017:	to be assessed
UBR multiplier 2017/18:	47.9p in the £

## Terms of Availability

The property is offered for sale long-leasehold as a fully fitted out unit, to customer specification, at £320,000, Subject to contract.

## Energy Performance

A predictive EPC assessment of B 50 has been provided but depends on exact specification.



## Viewing

Most times during business hours by appointment.

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