## FOR SALE



# **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



Tel: 01752 222135

Email: enquiries@listers.uk.com

www.listers.uk.com

### **FOR SALE**



#### Location

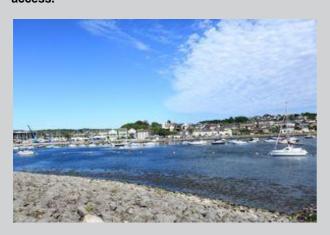
Neptune Park is a rather unique setting on Plymouth's eastern waterfront, facing the River Plym estuary, with excellent views. The city centre and Barbican waterfront is 5 minutes' drive away and the A38(M5) is reached via mainly 40mph dual carriageway roads in a few minutes.

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**

	m²	ft²
<b>Ground Floor</b>	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.

Tel: 01752 222135
Email: enquiries@listers.uk.com
www.listers.uk.com