

NOW FULLY LET



Phase 1 - Business space to let



Oceansgate
PLYMOUTH

Marine enterprise in Britain's Ocean City

oceansgateplymouth.com

Endurance Court

High Quality
Business Space

Size range available
91 – 1,308 sq m
(980 – 14,081 sq ft)

Location and Description

Oceansgate brings together marine businesses to create a world class hub for marine industries in Plymouth.

Oceansgate has Enterprise Zone status which can offer business rates discounts and tax reliefs to businesses.

Endurance Court has two terraces of light industrial units close to the entrance of the site and will provide occupiers with an excellent environment to invest and grow.

Accommodation

The two terraces of light industrial units have been designed with flexibility in mind and the buildings can be sub-divided to meet individual occupiers' specific size requirements.

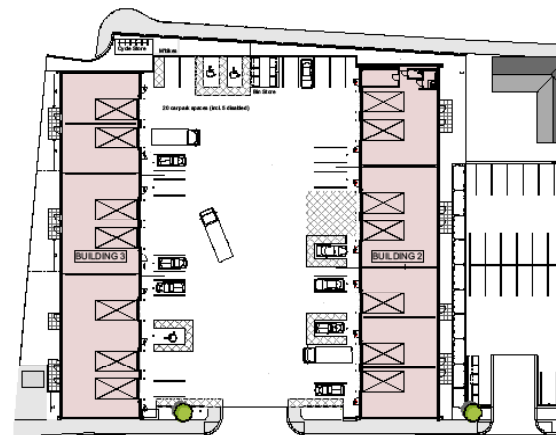
Buildings 2 and 3 provide a total gross internal area of 1,308 sq m (14,081 sq ft). Individual units can be provided from 91 sq m (983 sq ft) and are built to a shell finish.

- Solid power floated concrete floors
- Steel portal frame with clear working height of 6m (20 ft)
- Built to BREEAM Excellent standards
- Fibre connectivity
- Each unit has an insulated loading door and separate personnel access door
- Concrete loading apron and central, communal access roadway
- On-site car parking and additional off-site parking may be available by arrangement if required

Terms

The property is held freehold by Plymouth City Council, and occupational leases of individual or combined units are available.

The Site



Innovation

Endurance Court has been designated as an Innovation Cluster and for tenants, Plymouth City Council will form the "Oceansgate Innovation Cluster" to enable the exchange of knowledge and expertise and networking and training among the tenants of the Endurance Court units.

Gateway 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 Gateway Policy for Oceansgate.

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



For further information and asking terms and rents, contact the marketing agents:



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Subject to Contract - The particulars are set out as a general outline only for the guidance of intending lessees and do not constitute, nor constitute part of, an offer or contract.

All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given without responsibility and any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.