

NEW
OPPORTUNITIES
FOR MARINE-BASED
INDUSTRIES



Phase 1 units shown – Phase 2 to be very similar in appearance

TO LET

On the instructions of



UNITS 1 TO 5 (BLOCK 1.8),
PHASE 2,
OCEANSGATE ENTERPRISE ZONE,
VIVID APPROACH, PLYMOUTH
PL1 4RW

PUTTING MARINE BUSINESSES AT
THE CENTRE OF COASTAL WORKING

SUMMARY

- Light industrial/ warehouse units
- Ideally located close to the Dockyard
- Enterprise Zone
- Phase 2 mainly pre-let
- Size 92.9 sq m (1,000 sq ft)
to 464.50 sq m (5,000 sq ft)



Commercial
Property and
Development
Consultants

Tel 01752 228800

www.williamlean.com

LOCATION

The Oceansgate Enterprise Zone is an area totalling 35 hectares (87 acres) on the southern edge of Devonport Dockyard (previously known locally as South Yard) 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 fourteen industrial/business space units (Endurance Court) totalling 1,308 sq m (14,080 sq ft).

Occupiers include:

Surejust: Plymouth Marine Laboratory;
CMS Geotech: Lang & Potter Marine;
Trend: The Maritime & Coastguard Agency; Mecal and Blue Ocean Monitoring.

Phase 2: development on site commenced in September 2019 and will comprise a further office building

of similar size to Endeavour House and three blocks of business space units. Pre-lets have been agreed for the office building and two of the blocks of units; these will be occupied by major local employers on completion which is scheduled for late summer 2020.

DESCRIPTION

Block 1.8 is a terrace of five similar sized units to be located on the eastern side of the Phase 2 area. The units will be of steel portal frame construction with insulated roof and wall claddings and power floated concrete floor. The units will be completed to a shell finish but with main specification of:

- Clear working height minimum of 6m (20ft)
- Insulated loading door and separate personnel access door
- 10% natural daylight roof panels
- Fibre connectivity
- Dedicated car parking spaces
- Mains gas, electricity (including 3 phase), water and drainage connections.

FLOOR AREAS

The block is capable of being occupied as a single unit or by division as either a single unit or as a combination of units. The maximum is as five single individual units.

Each unit will have a Gross internal ground floor area of: 92.9 sq m (1,000 sq ft)

BUSINESS RATES

The premises will be assessed for Business Rates on completion.

As Oceansgate is an Enterprise Zone, tenants who are qualifying users will be entitled to Business Rates discounts – subject to prior approval.

ENERGY PERFORMANCE CERTIFICATES

These will be issued on completion, but the specification is designed to a high energy efficient level.

PROPOSAL

The units are available on completion on the basis of a lease for six or nine years on full repairing and insuring terms by way of service charge.

RENT

The commencing rent will be based on £8 per sq ft per annum exclusive, payable quarterly in advance.

LEGAL COSTS

The ingoing tenant will be responsible for both parties' legal and professional fees incurred in the transaction.

VAT

All figures quoted are exclusive of VAT which will be charged.



VIEWING & FURTHER INFORMATION

Strictly through the Joint Agents, contact:



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