



Development Site

Sandy Court, Langage Office Campus, Plympton, Plymouth, PL7 5JX

861 sqm (0.21 acre) approx.

- Level hard core surfaced development site
- Currently used for car parking circa 35 Vehicles
- Planning permission for Office/Class E uses

FOR SALE

(or TO LET)

All Enquires
A0946

4 The Crescent, Plymouth, Devon PL1 3AB
Tel: 01752 255222 Fax: 01752 251100
Email: johns@monkandpartners.co.uk



**MONK
&
PARTNERS**

Sandy Court, Langage Office Campus, Plympton, Plymouth, PL7 5JX

LOCATION:

The development site is situated within the established and popular Sandy Court at Langage Office Campus, one of Plymouth's premier Business Parks and with easy access to the nearby A38 Devon Expressway. The site also benefits from strong public transport links and other local amenities and facilities. Current occupiers on the campus include BT/EE, a number of local and regional accountancy and solicitors practices, financial advisors, Kiddi Caru Day Nursery etc.



DESCRIPTION:

The site has been used for car parking (circa 35 vehicles) being level and hard core surfaced.

ACCOMMODATION:

Site area: 861 sqm (0.21 acre) approx.

(The red outline on the front cover image is indicative only)

SERVICES:

We understand that mains water, electricity and drainage are available to the site.

RATES:

To be assessed.

PLANNING:

Planning permission exists for B1 office use which extends to the new Class E use (offices, medical, retail, financial services, leisure, creche/nursery, R and D).

All enquiries as to use should be directed to South Hams District Council Planning department on 01803 861234.

PROPOSITION:

This site is available to purchase freehold with offers sought in excess of £200,000.

Consideration may also be given to letting the site with terms available from the agents.

VAT:

VAT will be chargeable on the price or rental.

LEGAL COSTS:

Each party are to bear their own legal costs incurred in the transaction.

OTHER:

Under the Money Laundering Regulations 2017, Monk & Partners will require any tenant to provide proof of identity along with any other associated documents prior to exchange of contracts.

VIEWING AND FURTHER INFORMATION:

Strictly by prior appointment through sole agents:-

Monk & Partners
4 The Crescent
Plymouth
Devon
PL1 3AB

Tel: 01752 255222

E-mail: johns@monkandpartners.co.uk

Contact: John H Slade, BSc MRICS

SUBJECT TO CONTRACT

Monk and Partners support the aims and objectives of the code of practice on commercial leases in England and Wales which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to:

www.commercialleasecodeew.co.uk

February 2022

