



Proposed New Office Building

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

287 sqm (3,089 sqft) approx. GIA

- Convenient location close to A38
- Excellent parking allocation
- Detailed planning permission for a new building of 287 sqm (3,089 sqft) or Office/Class E uses
- Completion Mid 2024

FOR SALE

(or TO LET)

All Enquiries

A0988

4 The Crescent, Plymouth, Devon PL1 3AB

Tel: **01752 255222**

Email: johns@monkandpartners.co.uk



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

LOCATION:

The building will be located 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 and benefiting from strong public transport links and other local amenities. 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 building will comprise a detached single storey office with brick and profile steel sheet cladding arranged open plan or sub-divided to suit occupier needs. The office will provide raised floors, LED lighting, comfort cooling, carpets with kitchen and WC's provided also.

ACCOMMODATION:

Office **287 sqm (3,089 sqft) GIA**

Parking for 15 cars (2 electric vehicle charging points)

SERVICES:

We understand that mains water, electricity and drainage will be connected.

RATES:

To be assessed.

PLANNING:

Planning permission exists for a B1 office building of 287 sqm (3,089 sqft) GIA. The premises 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.

Proposed floor plan, 1:100



Proposed north elevation, 1:100



Proposed east elevation, 1:100



Proposed south elevation, 1:100



Proposed west elevation, 1:100

PROPOSITION:

This building is available to purchase freehold or to Let with full details of rent, terms and price available from the agents. Alternatively the owners will consider the sale of the site with the benefit of the planning permission.

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

John H Slade, BSc MRICS

Tel: 01752 255222

Mobile: 07770 653516

E-mail: johns@monkandpartners.co.uk

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

June 2023

