

# For Sale / To Let

2 Ker Street, Plymouth, Devon PL1 4GE

1,127 sq m (12,136 sq ft)



## Modern Self-Contained Office Building For Sale or To Let

- Undercroft Parking - 12 car spaces
- Balcony
- Suitable for a variety of uses subject to planning

### Location

Plymouth is located on the A38 Devon Expressway, the main arterial route through the County of Devon and is one of the principal routes into Cornwall. The A38 Devon Expressway connects the national motorway network at Exeter approximately 40 miles to the north east of Plymouth. Plymouth also has a noted Naval port and Dockyard, and benefits a railway station on the Penzance to Paddington main line.

The Property is located in Ker Street, Devonport, opposite the Co-operative convenience Store and close to the Mount Wise and Vision developments. It occupies a prominent position at the apex of Ker Street Duke, Street and George Street.

The site forms part of the Devonport Regeneration Area which has been extensively redeveloped for new residential.

### Description

It is 4 storeys with undercroft parking. The top floor has a balcony with views towards the Hamoaze.

The Property benefits from the following amenities/specification:

- Self-contained VRV Comfort-Cooling System
- Ground floor reception
- Lift to all floors
- Raised Floors
- Suspended ceilings
- Recessed lighting
- Part open plan
- Board and meeting rooms
- Showers and disabled facilities
- 12 cps in the basement car park

### Accommodation

The property comprises the following floor areas (extract from the VOA website) measured on an NIA basis:

Floor	Size (Sq ft)	Size (sq m)
Ground	1,397	129.83
First	2,910	270.37
Second	2,910	270.37
Third	2,910	270.37
Fourth	2,009	186.64
<b>TOTAL</b>	<b>12,136 sq ft</b>	<b>1,127.58 sq m</b>

There are 12 car spaces in the undercroft.

The building was constructed to a BREEAM Excellent rating.

### Planning Status and Statutory Enquiries

Ker Street falls within the Devonport Conservation Area and that forms part of the Devonport Area Action Plan 2006 – 2021. The area action Plan seeks to regenerate the area and re-create Devonport as a more attractive and sustainable community by delivering a mix of housing employment uses and retail.

Change of Use of the building from offices to residential may be permitted under PDR legislation subject to meeting the qualifying criteria.

### Business Rates

The property is described in the current rating list as “Offices and premises” with a rateable value of £106,000 April 2017.

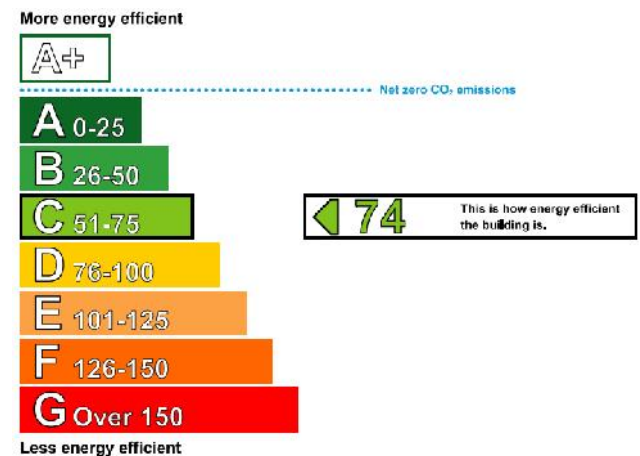
### Tenure & Terms

The Property is held freehold.

### Legal Costs

Each party to bear their own legal costs

### Energy Performance Certificate



## Location Map



## Site Map



### Viewing & Further Information

Strictly by appointment with the sole agents:



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