

TO LET



Office Suite  
up to 7,512 sq ft  
(697.9 sq m)

Ferry Terminal, Mill Bay  
Port of Plymouth PL1 3EW

## Description

Located in the heart of Britain's Ocean City, this adaptable office and laboratory space offers a unique opportunity within the operational environment of the Port of Plymouth.

The premises benefit from a private terrace overlooking the docks, generous on-site parking, and the flexibility to suit a range of commercial or research-led uses, subject to the necessary consents.

Available on flexible lease terms, with landlord works and final specification to be agreed, the accommodation provides a rare chance to secure space in a distinctive portside setting, well suited to occupiers aligned with marine, logistics, or wider industrial sectors.



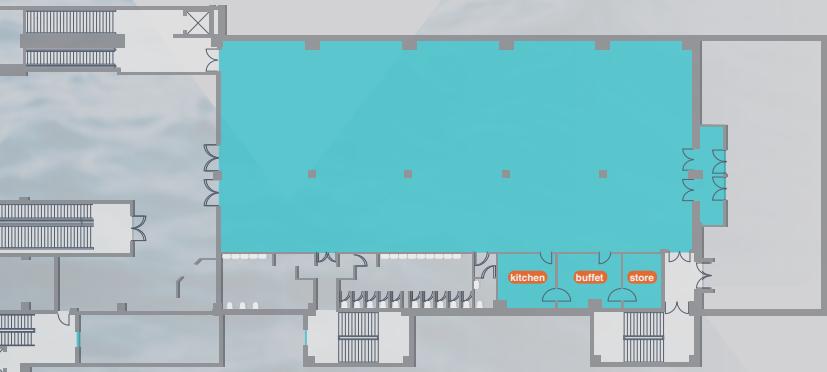
## Specification

- Office/laboratory suite up to 7,512 sq ft (697.9 sq m)
- Suitable for sub-division
- Unique port/marine location
- Suitable for a variety of uses
- Flexible terms offered
- Generous parking provision
- Multi-modal connectivity
- Supporting warehousing may be available



## Accommodation

The property has been measured on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice.



First Floor  
Office Suite  
up to 7,512 sq ft  
(697.9 sq m)





# Port of Plymouth

Plymouth is one of the UK's most historic and dynamic ports, handling over 50,000 tonnes of cargo each year and contributing more than £95 million to the UK economy.

As the long-standing UK gateway for Brittany Ferries with daily services to France and weekly sailings to northern Spain. It supports both freight and passenger movements and plays a vital role within key European trade and tourism routes.

The port benefits from excellent infrastructure, including a 200 metre berth, anchorage for vessels up to 300 metres in length, and Ro-Ro facilities with a 200 tonne capacity linkspan. It offers over 39,000 sq m of covered and open storage, as well as modern cruise tender facilities and alongside berthing options.

## Business Rates

The Tenant(s) will be responsible for the payment of business rates. The property will require to be re-assessed for rating purposes based upon any potential sub-division.

Interested parties are advised to obtain an estimate as to the likely rateable value by contacting the Local Authority or Valuation Office Agency prior to entering into a lease and also to ascertain as to whether or not transitional relief is applicable.

## Terms

The accommodation is available to let, subject to the following terms and conditions.

## EPC

Copies of the certificate and recommendation report are available on request.

## VAT

VAT will be charged on all costs.

Multi-modal connectivity is another key strength. The A38 Devon Expressway links directly to the M5 at Exeter, providing convenient access to the M4 corridor and the Midlands.

Plymouth railway station is less than one mile away, providing direct services to London Paddington, Birmingham New Street, and Bristol Parkway. The city also benefits from its own airport, offering additional regional and national connectivity.



**Millbay Docks alone support an annual trade value exceeding £470 million**



**And around 1,400 jobs nationwide**



**Making the port a proven base for maritime and logistics operations for over 40 years**



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