



**To Let**

**£425,000 pax**

Quadra Park, Holland Road, Plympton, Plymouth, PL7 5HJ

65,349 Sq Ft  
(6,070.9 Sq M)

## Summary

- Modern industrial warehouse
- Site of approx 3.2 acres
- Two storey offices and reception area to front with dedicated car park
- Rear service yard
- Well positioned for access to A38

## Location:

Lange Industrial Estate is located just off the A38 to the east of Plymouth. Plymouth is the largest commercial centre in the South West after Bristol and has a current population of around 265,000. Quadra Park is directly accessed from Holland Road, which is the main access road through Lange and links to the B3416 providing access to the A38 Devon Expressway at the Deep Lane junction. There is also rear loading access to the property from Beechwood Way. Nearby occupiers include Princess Yachts, Advanced Medical Solutions, Algram Group and Lange Power Station to name but a few.

## Description:

Modern detached industrial warehouse property set on a site of approximately 3.2 acres. The ground floor provides a predominantly open plan warehouse area with various store rooms, loading bay, WCs and modern office accommodation and reception area to the front. To the first floor are further offices, along with staff welfare facilities, canteen and further storage. Externally, there are

22 car parking spaces to the front of the property secured via barrier entry. There is a large service yard to the rear of the property, accessed via Beechwood Way along with a further service lane which could provide further car parking if required. The property has most recently been used for food manufacturing but would suit a number of industrial/manufacturing uses.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a gross internal basis.

	sq m	sq ft
Ground floor	4,461.4	48,022
First floor	1,609.7	17,327
Total	6,071.1	65,349

## Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

## EPC / MEES:

B (50).

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £267,500. Therefore making the approximate Rates Payable £136,960 per annum for 2023/24. Interested parties are advised to confirm the rating liability with South Hams Council.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

## Terms:

The property is currently held on a full repairing and insuring lease expiring 16th April 2035 with upward only Rent Reviews and Tenant breaks in April 2025 and April 2030. The intention is to grant a sub lease, length of lease to be agreed. Alternatively the lease can be assigned.

The use within the lease is limited to "manufacturing, packing and distribution of food or drink products", but the landlord has indicated they are willing to vary this.

## Legal fees:

The Landlord's legal fees are to be split equally between the Tenant and Sub-Tenant / Assignee. Each party pays their own costs.

## VAT:

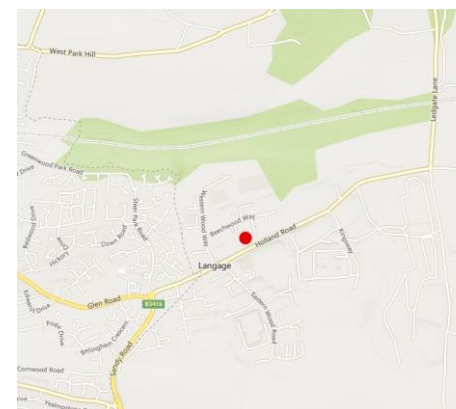
All figures quoted are exclusive of VAT if applicable.

## Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

## Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



## CONTACT THE AGENT

**Joanne High**

Tel: 07525 984443

Email: [jhigh@vickeryholman.com](mailto:jhigh@vickeryholman.com)

**Anna Jackson**

Tel: 07841 150718

Email: [ajackson@vickeryholman.com](mailto:ajackson@vickeryholman.com)

## Plymouth Office

📍 Plym House, 3 Longbridge Road,  
Plymouth, Devon, PL6 8LT