

Summary

- Industrial unit
- Secure yard
- Multiple roller shutters
- Close to A38
- Good office provision
- Mezzanine floor over part
- New lease

Location:

The property is located on Langage Business Park which has direct access to the A38. Eagle Road is accessed from Holland Road which is the main spine road serving the estate.

Description:

The property comprises of a warehouse to the left hand side of the property which opens on to a yard area to the side of the property. There is a mezzanine which covers part of the unit. The right hand side of the property is arranged as two storey offices with associated kitchen and toilet facilities. To the front of the property is car parking spaces and access to the secure yard.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

| | sq m | sq ft |
|------------------------|---------|--------|
| Ground floor | 942.9 | 10,149 |
| Mezzanine | 150.9 | 1,624 |
| First floor offices | 292.9 | 3,152 |
| Total | 1,386.6 | 14,926 |

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:

D (92)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £89,000. Therefore making the approximate Rates Payable £45,568 per annum for 2023/24. Interested parties are advised to confirm the rating liability with Plymouth City Council.

<u>Contact</u> our team of business rates experts if you have a query about the rateable value of this property.

Terms:

Available by way of a new full repairing and insuring lease. Terms to be agreed.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

VAT:

The property has been elected for VAT and therefore VAT will be charged on the rent.

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

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key hournan supports the aims and objectives of the code for Leasing business irremises in traggiand and wates 2007 which recommends that you seek professional advice before entering into a tenanory agreement. Wrease refer to wileasingbusinesspremisescould for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are set out as a general outline only fo guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are give hout responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the ployment of Vickery Holman has any authority to make or give any representation or warranty in relation to this property.

