



**To Let**

£27,500 pax

12 Haxter Close, Roborough, Plymouth, Devon, PL6 7DD

6,734 Sq Ft  
(625.6 Sq M)

# Summary

- Mid terrace industrial unit
- Popular industrial location
- Open warehouse with office and staff facilities
- Roller shutter and pedestrian door
- On site car parking
- New lease

## Location:

Haxter Close is accessed via Belliver Way, located just off the Roborough roundabout on Tavistock Road. The unit sits approximately 6 miles from the city centre. Access to the A38 is at the Manadon junction approximately 4 miles away.

## Description:

Haxter Close comprises of 13 industrial units arranged as two blocks around a central courtyard which provides parking, loading and circulation space. Unit 12 occupies a corner position within the northern block of units. The unit provides mostly open warehouse space with a small mezzanine storage area, two offices, kitchen/staff room and male and female WCs. The unit benefits from two gas warm air blowers. Access to the unit is via a roller shutter door with separate personnel door.

## 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	499	5,371
Mezzanine	126.6	1,363
<b>Total</b>	<b>625.6</b>	<b>6,734</b>

## Service charge:

A service charge is levied for the upkeep and maintenance of the communal areas. Please enquire for further information.

## Services:

We understand that mains electricity, gas, 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 (91)

## 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 £35,000, therefore making the approximate Rates Payable £17,465 per annum for 2024/25.

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

## Terms:

The premises are available by way of a new full repairing and insuring lease.

## Legal fees:

Tenant to contribute £960 + VAT towards the landlords legal and professional costs.

## VAT:

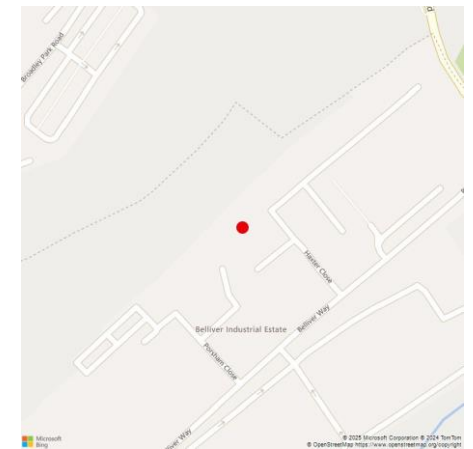
The property has been elected for VAT and therefore VAT will be charged on the rent.

## 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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