



**For Sale**

**£265,000**

Unit 22 Devonshire Meadows, Broadley Industrial  
Park, Roborough, Plymouth, PL6 7EZ

3,000 Sq Ft  
(278.7 Sq M)

## Summary

- Industrial investment
- Established and popular location
- Producing £19,417.20 pa
- £265,000
- GIA – 3,000 sq ft
- Established tenant in occupation since 2010
- Annual RPI increases
- 7.12% assuming purchaser costs of 2.84%.

### Location:

Plymouth is the second largest city on the South Coast of England and after Bristol, the largest in the Southwest with a resident population of 264,700. There are a further 100,000 in its travel-to-work area. The city has an economic output of £5.03 billion, 110,300 jobs and it plans to get bigger by growing its population and expanding its economy. Britain's Ocean City nestles in an Area of Outstanding Natural Beauty with the Dartmoor National Park to the North, whilst the natural harbour of Plymouth Sound creates the Southern Border with the Rivers Plym and Tamar on either side. Plymouth is renowned for its maritime history, which includes Drake and the Pilgrim Fathers. The Marine Industry Sector is extremely important in the city with 300 firms employing around 13,600 people. Plymouth University is one

of the largest centres for marine excellence in Europe. Plymouth is also one of 8 freeport locations within the UK. For more information click [here](#).

The City has excellent road connections with the A38 linking west to Cornwall and east to the national motorway network at Junction 31 of the M5 motorway at Exeter. Plymouth's mainline railway station provides regular services to London Paddington of just over three hours. There are also other direct services to Bristol, the Midlands, the North, Scotland and South Wales. Exeter Airport is approximately 50 miles away and Newquay Airport is approximately 45 miles away. By Road:  
Exeter - 45 miles (72 km)  
Bristol - 120 miles (193 km)  
London - 215 miles (346 km)

Devonshire Meadows is located to the north of the city, accessed via the A386 Tavistock Road which connects to the A38 at Mannadon.

### Description:

Devonshire Meadows is a modern industrial and mixed-use development, within a landscaped environment benefitting from a range of tenants.

The building is a steel portal frame construction with part block and part steel panel elevations under a profile roof with translucent light panels. The unit benefits from a high eaves height with minimum eaves height of 5m and a roller shutter door that is 4m high and 4m wide. The floor is typically concrete. Unit 22 currently links with Units 21 and 25 as they are the same tenant.

Externally, there is allocated parking and circulation space with landscaped grounds.

### Accommodation:

Plans and floor areas have been provided by the landlord from management records. They are not to scale and for illustrative purposes only, interested parties are advised to confirm their accuracy themselves. Measurements are gross internal.

|       | sq m  | sq ft |
|-------|-------|-------|
| Total | 278.7 | 3000  |

### Service charge:

A service charge levied for the upkeep and maintenance of the estate. The tenant contributes their proportion.

### 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. We understand there is a gas pipe running across the raised turfed section to the north of the industrial units and there are associated rights in place- please see data pack for more details and title documents.

### EPC / MEES:

C (69)

### Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value for Units 21, 22 & 25 is £64,000, therefore making the approximate Rates Payable £35,520 per annum for 2025/26.

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

### Tenancy:

See overleaf.

### Terms:

The long leasehold interest is available subject to the existing tenancy.

### Legal fees:

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

### Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

### VAT:

The property is elected for VAT and therefore will be payable on the purchase price.

### Further information and viewings:

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

### CONTACT THE AGENT

**Joanne High**

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#### Plymouth Office

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

Tenancy:

| Unit | Tenant                          | Area Sq Ft | Type       | Status   | Moved in   | Lease Commencement Date | Lease End Date | Type of contract | Break Clause                    | Rent Review                                 | Price Per Sq Ft | Annual Rent |
|------|---------------------------------|------------|------------|----------|------------|-------------------------|----------------|------------------|---------------------------------|---|-----------------|-------------|
| 22   | South West Welding Supplies Ltd | 3,000      | Industrial | Occupied | 14/04/2010 | 14/04/2023              | 13/04/2026     | Lease            | Tenant only annual break clause | Annual RPI increases subject to max of 110% | £6.47           | £19,417.20  |

