



To Let

£55,000 pax

Brandon Tool Hire, Lister Close, Newnham
Industrial Estate, Plympton, Devon, PL7 4BA

9,340 Sq Ft
(867.7 Sq M)

Summary

- Industrial unit
- Previously used as a trade counter
- Secure yard
- Open fronted storage buildings
- Close to A38

Location:

The property is located on Lister Close, which forms part of the Newnham Industrial Estate. The property is located towards the end of the road on the left hand side. The A38 is easily accessed from Marsh Mills, providing good road connections to Plymouth and the surrounding area.

Description:

The property comprises of a workshop to the front of the site with a ramped roller shutter access. The eaves height is 3m. The roller shutter is 2.1m wide by 2.7m high. On either side of the workshop is a trade counter area to the left and an office area with toilet facilities to the right. To the rear of the site is a warehouse area, which has separate roller shutter access and is linked to the workshop via a ramp. The eaves height here is a minimum of 4.2m and a maximum of 6.2m. The roller shutter is 4.5m wide by 4m high. There is a lower eaves warehouse behind this.

There is a covered canopy to the front of the property and an L-shaped open fronted unit to the right of the site. The property is also enclosed by a palisade fence with gate to the front.

The landlord is open to alterations being made to the property if a tenant takes a long term lease.

The property benefits from flexible use class including, B2, B8, E(g)i, E(g)ii, E(g)iii.

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
Workshop	170	1,829
Offices / Trade Counter	71.1	765
Warehouse	230.4	2,479
Warehouse with lower eaves	79.3	853
Open fronted units	252	2,714
Canopy	90	967
Total	867.7	9,340

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.

Planning:

The property currently has planning permission for use as a "tool hire business". The landlord is currently in the process of applying for planning permission for E, B2 & B8 use classes.

EPC / MEES:

D (81)

Business rates:

Interested parties are advised to confirm the rating liability with Plymouth City Council.

[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:

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

VAT:

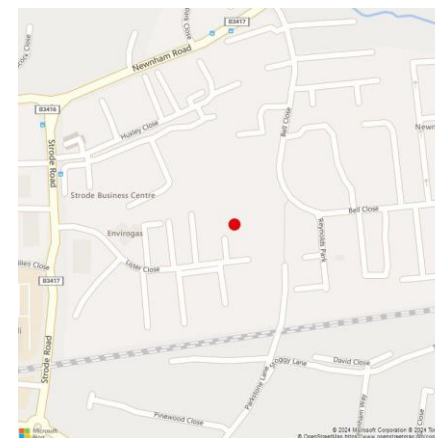
The property has been elected for VAT and therefore VAT will be charged on the rent.

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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