



**For Sale**

**£290,000**

Unit 26 Devonshire Meadows, Broadley Industrial  
Park, Roborough, Plymouth, PL6 7EZ

4,964 Sq Ft  
(461.13 Sq M)

## Summary

- Office / industrial investment
- Producing a gross income of £46,970 pa
- Increasing to £53,570 pa once Office 11 is let
- £290,000
- GIA - 4,964 sq ft
- Only one vacant suite
- Good tenant mix – 14 different tenants
- NIY of 12.39% assuming

## 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.

Unit 26 comprises of 16 small office suites and 1 industrial unit. The units are accessed from a communal corridor which also provides access to the toilet and kitchen facilities.

Externally, there is allocated parking and circulation space within the 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 on a gross internal basis.

	sq m	sq ft
Office / Industrial Space	307.1	3,305
Kitchens	7.5	121
Communal	81.7	879
Utilities	47.2	508
Cleaning	0.6	6
Toilets	9.9	107
Server	3.5	38
Total	461.13	4,964

## Service charge:

The total gross income for Unit 26 is £46,970 pa, rising to £53,570 when Unit 11 is let. In the year 01/07/2023 to 30/06/2024 the Landlord incurred total costs of £25,931.09 and received £3,474.65 of credits resulting in a balance of £22,456.44 for services, utilities, cleaning internet, security etc. Of this expenditure £12,555.29 was considered one off capital improvements resulting in a net income of £37,069 pa.

## 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:

D (96)

## Business rates:

Each of the units is individually assessed and the tenants are responsible for their payment.

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

## Tenancies:

See overleaf.

## Terms:

The long leasehold interest is available, subject to the existing tenancies.

## 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

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 Plymouth Office

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Plymouth Devon PL6 8IT



## Tenancies:

Devonshire Meadows														
Unit	Tenant	Size	Size	Type	Status	First In	Expiry	Type	Break	Size	Review	PSF	Rent	Rateable Value
Unit 26/1	Trades4You	9.4 m <sup>2</sup>	101.3 ft <sup>2</sup>	Office	Occupied	01/09/2024	28/02/2026	Licence	None	101.3 ft <sup>2</sup>	-	£24.89	£2,520.00	£1,300
Unit 26/2	Dartmoor Design	10.7 m <sup>2</sup>	115.1 ft <sup>2</sup>	Office	Occupied	01/10/2022	31/03/2026	Lease	None	115.1 ft <sup>2</sup>	Annually	£26.44	£3,044.04	£1,475
Unit 26/3	Alert Drivers Training	13.8 m <sup>2</sup>	148.9 ft <sup>2</sup>	Office	Occupied	01/04/2024	31/03/2026	Lease	None	148.9 ft <sup>2</sup>	Annually	£24.21	£3,606.00	£1,925
Unit 26/4	SIRM UK Marine	20.3 m <sup>2</sup>	218.6 ft <sup>2</sup>	Office	Occupied	01/08/2021	31/07/2026	Lease	None	337.9 ft <sup>2</sup>	31/07/2025	£20.82	£7,036.80	£2,850
Unit 26/5	Oceana Health Care	8.4 m <sup>2</sup>	90.0 ft <sup>2</sup>	Office	Occupied	11/11/2024	30/11/2025	Licence	None	90.0 ft <sup>2</sup>	-	£22.00	£1,980.00	£1,150
Unit 26/6	Shore Building Services	7.6 m <sup>2</sup>	81.7 ft <sup>2</sup>	Office	Occupied	01/09/2024	28/02/2026	Licence	None	81.7 ft <sup>2</sup>	-	£22.03	£1,800.00	£1,025
Unit 26/7	Bespoke Care	17.8 m <sup>2</sup>	192.0 ft <sup>2</sup>	Office	Occupied	01/09/2021	30/11/2025	Lease	None	192.0 ft <sup>2</sup>	On renewal	£24.18	£4,641.60	£2,475
Unit 26/8	Mike Bruce	9.9 m <sup>2</sup>	106.4 ft <sup>2</sup>	Office	Occupied	01/05/2022	31/10/2025	Lease	None	106.4 ft <sup>2</sup>	On renewal	£27.17	£2,889.60	£1,375
Unit 26/10	ARW Heating	11.6 m <sup>2</sup>	124.4 ft <sup>2</sup>	Office	Occupied	08/10/2018	31/03/2026	Lease	None	124.4 ft <sup>2</sup>	On renewal	£26.71	£3,323.76	£1,575
Unit 26/11	Empty	27.7 m <sup>2</sup>	298.4 ft <sup>2</sup>	Office	Available					298.4 ft <sup>2</sup>		£0.00		£3,500
Unit 26/12	Far East Prisoners	10.5 m <sup>2</sup>	113.0 ft <sup>2</sup>	Office	Occupied	01/10/2022	31/03/2026	Lease	None	113.0 ft <sup>2</sup>	Annually	£21.96	£2,481.96	£1,450
Unit 26/13	Kraken Engineering	9.5 m <sup>2</sup>	102.5 ft <sup>2</sup>	Office	Occupied	25/10/2021	30/09/2025	Lease	None	102.5 ft <sup>2</sup>	On renewal	£25.77	£2,640.60	£1,575
Unit 26/14	SIRM UK Marine	11.1 m <sup>2</sup>	119.4 ft <sup>2</sup>	Office	Occupied	See office 4						£0.00		£1,550
Unit 26/16	Neoscape	33.1 m <sup>2</sup>	356.5 ft <sup>2</sup>	Office	Occupied	01/08/2024	31/07/2025	Lease	None	356.5 ft <sup>2</sup>	On renewal	£5.72	£2,040.00	£3,650
Unit 26/17	H & T Grant	6.7 m <sup>2</sup>	72.5 ft <sup>2</sup>	Office	Occupied	01/09/2023	31/08/2025	Lease	None	72.5 ft <sup>2</sup>	Annually	£20.54	£1,489.80	£930
Unit 26/18	Equilibrium	89.2 m <sup>2</sup>	960.0 ft <sup>2</sup>	Industrial	Occupied	01/01/2016	31/12/2025	Lease	30/06/2025 - 1	960.0 ft <sup>2</sup>	On renewal	£7.79	£7,476.00	£7,800
		297.3 m <sup>2</sup>	3,200.6 m <sup>2</sup>											46,970.16

## Floor plan:

Office/Area	Size (Ft)	Size (Mtr)
Office 1	8' 8" x 11' 8"	2.65m x 3.55m
Office 2	10' 3" x 11' 2"	3.13m x 3.41m
Office 3	10' 3" x 14' 8"	3.13m x 4.42m
Office 4	10' 3" x 21' 0"	3.13m x 6.55m
Office 5	7' 2" x 12' 5"	2.18m x 3.78m
Office 6	7' 2" x 11' 3"	2.18m x 3.43m
Office 7	20' 2" x 9' 6"	6.15m x 2.90m
Office 8	9.88 m <sup>2</sup>	
Office 10	10' 11" x 11' 2"	3.33m x 3.40m
Office 11	27.72 m <sup>2</sup>	
Office 12	9' 2" x 12' 2"	2.80m x 3.75m
Office 13	9' 2" x 11' 2"	2.80m x 3.40m
Office 14	9' 2" x 13' 0"	2.80 x 3.96m
Office 16	15' 8" x 22' 11"	4.77m x 6.99m
Office 17	12' 7" x 5' 9"	3.83m x 1.75m
Area 18	26' 8" x 35' 11"	8.13m x 10.97m

(Sizes shown are approximate and for guidance only (E.W x N.S))





