



**To Let**

**£22,500 pax**

Unit 11 Kay Close, Newnham Industrial Estate,  
Plympton, Plymouth, Devon, PL7 4LU

4,102 Sq Ft  
(381.1 Sq M)

## Summary

- Mid terrace industrial unit
- Prominent location
- Established industrial estate
- Parking to front
- Mezzanine floor over part
- New lease

### Location:

The property occupies a prominent mid terrace position opposite the entrance to Kay Close and benefits from being visible from the main B3417 road leading from Plympton to Lee Moor.

Kay Close sits on the edge of the Newnham Industrial Estate area in Plympton on the edge of the city of Plymouth and lies approximately 2 miles from both the Marsh Mills and Deep Lane junctions onto the A38 Devon Expressway.

### Description:

11 Kay Close is arranged as predominantly open plan industrial warehouse space, with office, kitchen and WCs to the ground floor and roller shutter access. The property benefits from a mezzanine floor over part providing further storage or office accommodation. To the front of the unit there are 4 car parking spaces as well as further forecourt loading space.

### 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	266.65	2,870
Mezzanine	114.42	1,232
Total	381.07	4,102

### Service charge:

A service charge is levied for the upkeep and maintenance of the estate. Please enquire for further details.

### 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 (79)

### 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 £20,500, therefore making the approximate Rates Payable £10,230 per annum for 2025/26.

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 property is available by way of a new full repairing and insuring lease. Terms to be agreed.

### Legal fees:

The Tenant will contribute £960 + VAT towards the Landlord's legal and professional costs.

### VAT:

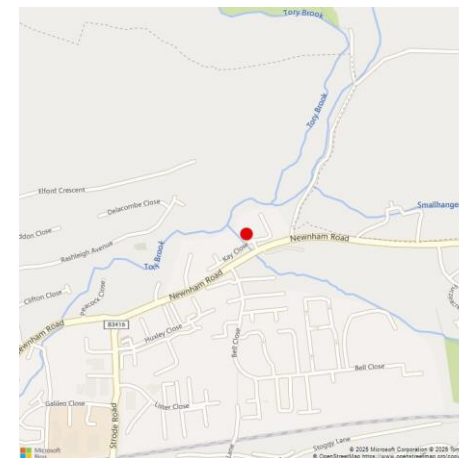
The property has been registered for VAT and will therefore be chargeable at the usual rate on all outgoing.

### 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

#### Anna Jackson

Tel: 07841 150718

Email: [ajackson@vickeryholman.com](mailto:ajackson@vickeryholman.com)

#### Carys Makelis

Tel: 07841 150716

Email: [cmakelis@vickeryholman.com](mailto:cmakelis@vickeryholman.com)

#### Plymouth Office

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