



For Sale

£250,000

Unit 6 Devonshire Meadows, Broadley Park Road,
Roborough, Plymouth, Devon, PL6 7EZ

2,382 Sq Ft
(221.3 Sq M)

Summary

- Modern industrial unit with office
- Roller shutter loading access
- Ground floor warehouse/workshop space
- Allocated parking spaces
- Well-located on established estate with good road links

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.

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

Description:

Unit 6 comprises a modern mid-terrace industrial unit with first-floor office accommodation. The ground floor provides open-plan warehouse or workshop space with a roller shutter door. The first-floor offices are finished to modern standard, offering a workspace within the property. The unit also benefits from allocated parking.

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	149.01	1,604
Mezzanine	72.25	778
Total	221.3	2,382

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, 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:

B(50)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £9,100, therefore making the approximate Rates Payable £4,540.90 per annum for 2025/26.

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

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

Terms:

The freehold of the property is available.

Legal fees:

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

Money laundering:

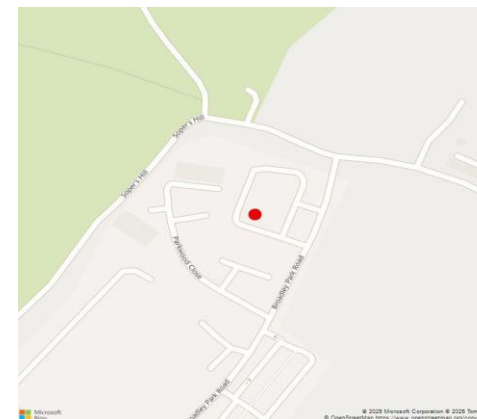
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

All figures quoted are exclusive of VAT if applicable.

Further information and viewings:

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



CONTACT THE AGENT

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