



To Let

£6,500 pax

Unit W8 Wallsend Industrial Estate,
Cattedown, Plymouth, Devon, PL4 0RW

725 Sq Ft
(67.4 Sq M)

Summary

- Industrial unit
- Central location
- New lease
- Parking to front

Location:

The property is located on Wallsend Industrial Estate in Cattedown and is accessed from Cattedown Road. There is easy access to the A38 from the Gdynia Way junction.

Description:

The estate comprises industrial units arranged in separate blocks with allocated parking spaces demised to the front of each unit.

The self contained units comprise a single storey terraced development of concrete portal frame construction with part brick, part metal cladding elevations.

Internally, Unit W8 consists of an open plan unit with WC, roller shutter door and separate personnel door. Externally, there is parking for two vehicles to the front.

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
Total	67.4	725

Service charge:

A service charge is levied for the upkeep and maintenance of the common parts. 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:

C (64)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £7,900 therefore making the approximate Rates Payable £3,942 per annum for 2025/26.

Occupiers may be eligible for Small Business Rates Relief if this is the only property they occupy and/or any other properties they occupy have a rateable value of less than £2,900 each. Qualifying ratepayers will pay no rates on properties with rateable values up to £12,000 with a tapered relief of between 100% and 0% for properties with rateable values between £12,001 and £15,000.

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 internal repairing and insuring lease. Terms to be agreed.

Legal fees:

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

VAT:

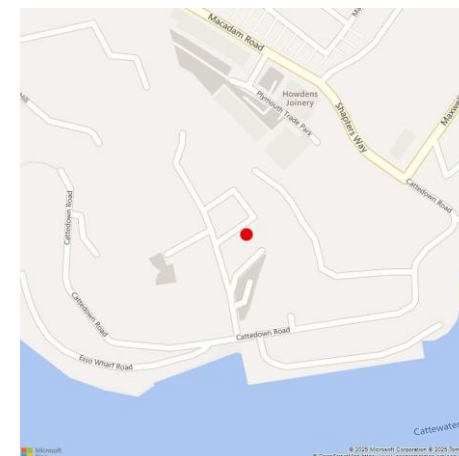
The property has not been elected for VAT and therefore VAT will not be charged on the rent.

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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