

**Vickery Holman**  
Property Consultants



Cornwall | Devon | Somerset | Bristol

22

NO PARKING  
LOADING  
ZONE

Fire exit  
Keep clear

**To Let**  
**For Sale**

**£30,000 pax**  
**£330,000 Long Leasehold**

Unit 22 Devonshire Meadows, Broadley  
Industrial Park, Roborough, Plymouth, PL6 7EZ

3,000 Sq Ft  
(278.71 Sq M)

## Summary

- Vacant industrial unit
- Established and popular location
- £30,000 pax
- £330,000 Long Leasehold
- GIA – 3,000 sq ft
- Interconnecting units offering flexible occupation options

### Location:

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 occupiers.

The building is a steel portal frame construction with part block and part steel panel elevations under a profile roof with translucent light panels. The unit benefits from a high eaves height with minimum eaves height of 5m. The floor is concrete.

Externally, there is allocated parking and circulation space within the landscaped grounds.

### Accommodation:

Floor areas taken from plans on a gross internal basis.

	sq m	sq ft
<b>Total</b>	278.71	3,000

### Service charge:

A service charge is levied for the upkeep and maintenance of the estate.

### 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 (69)

### Business rates:

The property will need to be reassessed, as it is currently rated as all three units together.

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

### Terms:

Available on a new full repairing and insuring lease. Or the long leasehold interest is available to purchase.

### Legal fees:

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

### Money laundering:

Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and proof of address, together with proof and source of funds upon acceptance of an offer.

### VAT:

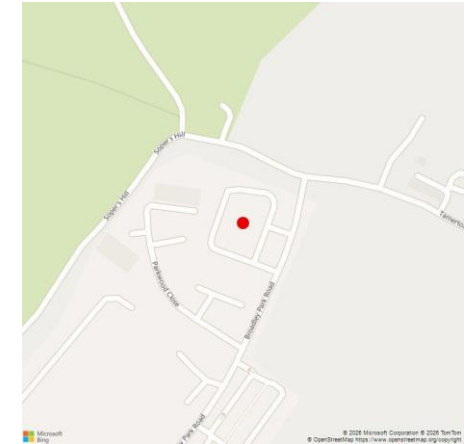
The property is elected for VAT and therefore will be payable on the purchase price.

### 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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