



To Let

£16,500 pax

Unit 9 Haxter Close, Roborough, Plymouth, Devon, PL6 7DD

2,543 Sq Ft
(236.2 Sq M)

Summary

- Predominantly open plan warehouse accommodation
- Office, kitchen and WC facilities
- Established industrial location
- Communal parking and loading facilities

Location:

Haxter Close is accessed via Belliver Way, located just off the Roborough roundabout on Tavistock Road. The unit sits approximately 6 miles north of the city centre. Access to the A38 is at the Manadon junction approximately 4 miles away.

Description:

Haxter Close comprises 13 industrial units arranged as two blocks around a central courtyard which provides parking, loading and circulation space. Unit 9 occupies an end position. The unit provides mostly open warehouse space with a small office, kitchen/staff room and two WCs. Access to the unit is via a roller shutter door with separate personnel door.

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	236.2	2,543

Service charge:

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

E (105)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £14,750, therefore making the approximate Rates Payable £6,372 per annum for 2026/27.

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.

Legal fees:

Tenant to contribute £960+ VAT towards the landlords legal and professional costs.

VAT:

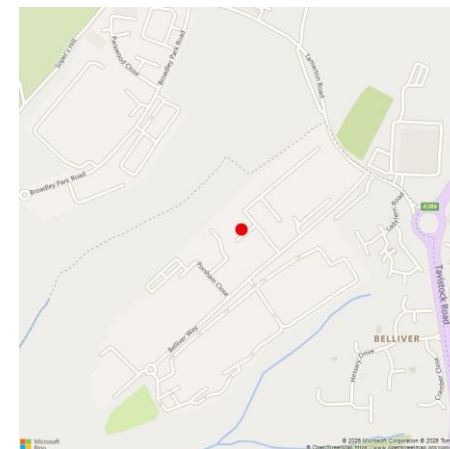
The property has been elected for VAT and therefore VAT will be charged on the price.

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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