



To Let

£16,500 pax

Unit 6 Porsham Close, Roborough, Plymouth, Devon, PL6 7DB

3,762 Sq Ft
(349.5 Sq M)

Summary

- Industrial unit in established location
- Predominantly open plan
- Mezzanine storage
- Communal parking and loading facilities
- Located within the popular Belliver Industrial Estate

Location:

Porsham Close forms part of the established Belliver Industrial Estate in Roborough, Plymouth. The estate is accessed via Belliver Way, situated just off the Roborough roundabout on Tavistock Road (A386). The property is located approximately 7 miles north of Plymouth city centre, with access to the A38 Devon Expressway approximately 3.5 miles away at Manadon, providing connections to Cornwall and Exeter.

Description:

Porsham Close comprises 13 industrial units arranged in two blocks around a central courtyard providing communal parking, loading and circulation space. The unit provides predominantly open plan warehouse accommodation with the benefit of a mezzanine

floor, offering additional space for storage or other ancillary purposes, subject to suitability.

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	235.60	2,536
Mezzanine	113.81	1,225
Total	349.5	3,762

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 (114)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £15,250, therefore making the approximate Rates Payable £6,588 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.

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.

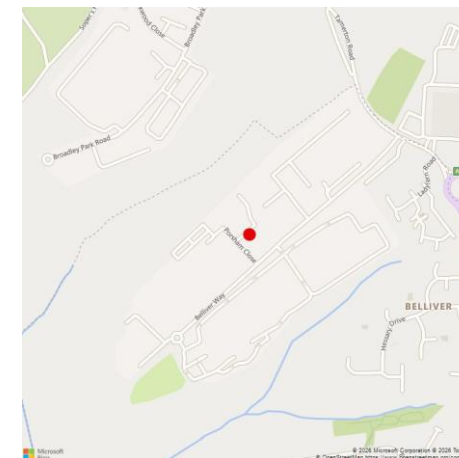
Code for leasing business

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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