INDUSTRIAL INVESTMENT

Vickery Holman
Property Consultants

Unit 1A & 2 Belliver Industrial Estate

49 Belliver Way, Plymouth, PL6 7BP



Single let industrial investment

Unit 1A & 2
Belliver Industrial Estate

49 Belliver Way, Plymouth, PL6 7BP

Single let industrial investment in an established industrial location in Plymouth

Industrial unit extending to 49,558 sqft (4,604 sq m) on a 3.24 acre site. Site coverage only 33%

Fully let to South West Welding Supplies Limited

Current passing rent of £240,000 pa, equating to approximately £4.84 per sq ft

WAULT of approximately 6.8 years to expiry

Reversionary potential

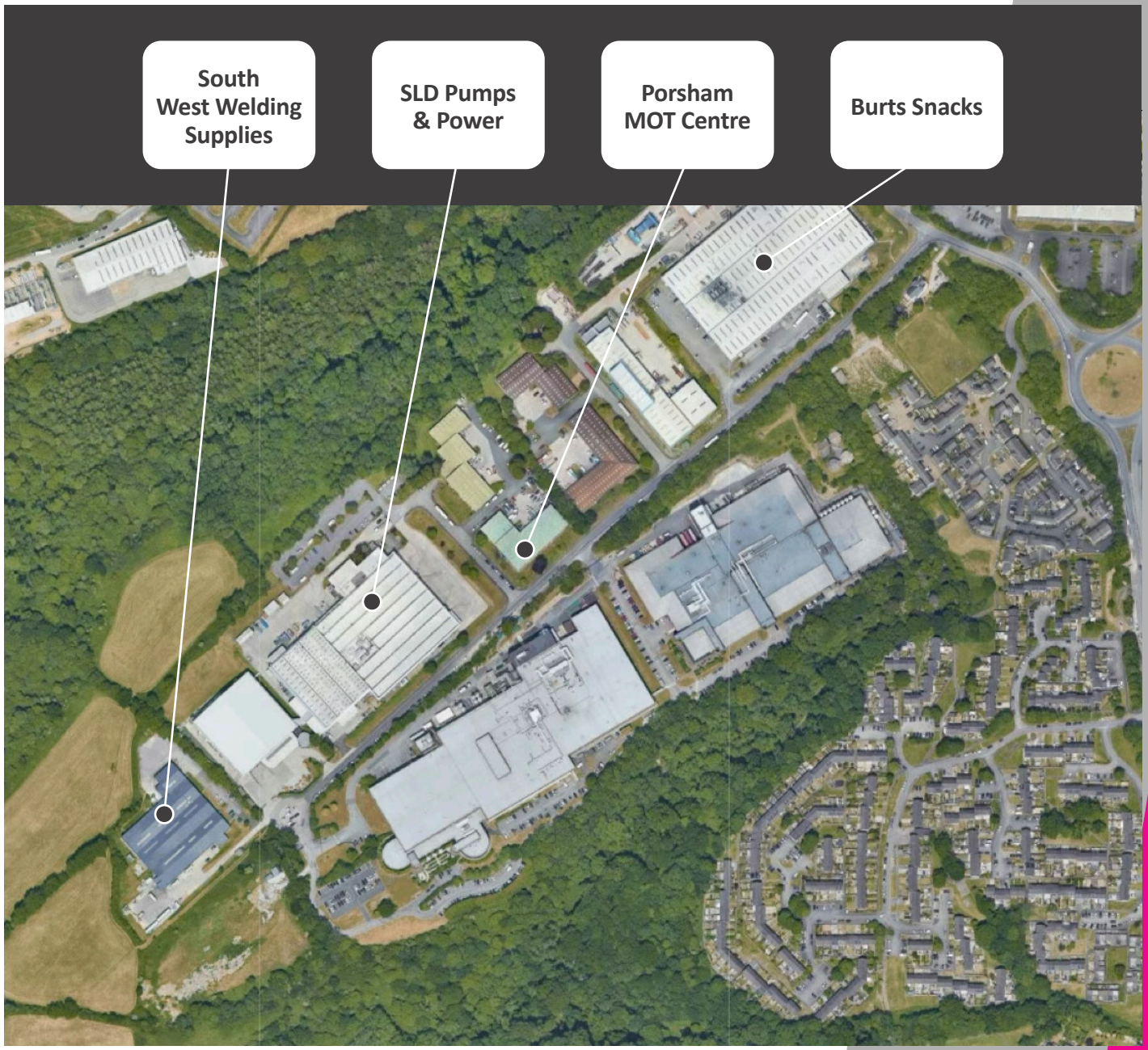
10 year term from August 2023, no breaks

Upward only rent review in August 2028

EPC C (68)

Proposal

We are instructed to seek offers in excess of **£2,900,000,** which reflects a NIY of 7.78% after an allowance for purchasers costs of 6.4%. This provides an attractive capital value of £59 per sq ft.



Unit 1A & 2
Belliver Industrial Estate

49 Belliver Way, Plymouth, PL6 7BP

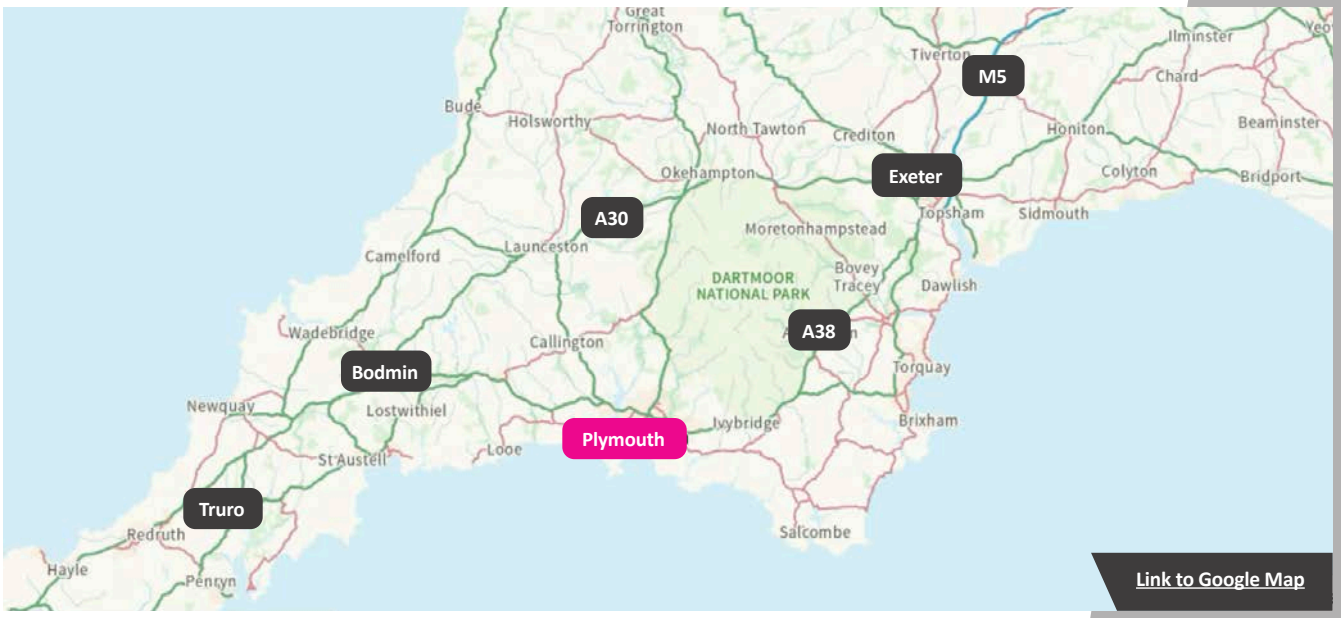
Location

Plymouth is a key commercial and industrial centre serving Devon and Cornwall, benefiting from strategic transport links via the A38, M5 motorway and direct rail services to London Paddington.

The city has an established industrial base, underpinned by the marine, defence and advanced manufacturing sectors. Significant government investment, including £7.1 billion at HMNB Devonport and a further £84 million for the wider defence sector, is expected to drive economic growth, support employment and strengthen long-term occupier demand for commercial and industrial property.

Situation

The property is located on Belliver Industrial Estate in Roborough, an established industrial location in northern Plymouth. The estate is accessed via the A386 Tavistock Road, providing direct access south to the A38 at Manadon and the wider strategic road network. The surrounding area comprises a range of established industrial and manufacturing occupiers.







Unit 1A & 2
Belliver Industrial Estate

49 Belliver Way, Plymouth, PL6 7BP

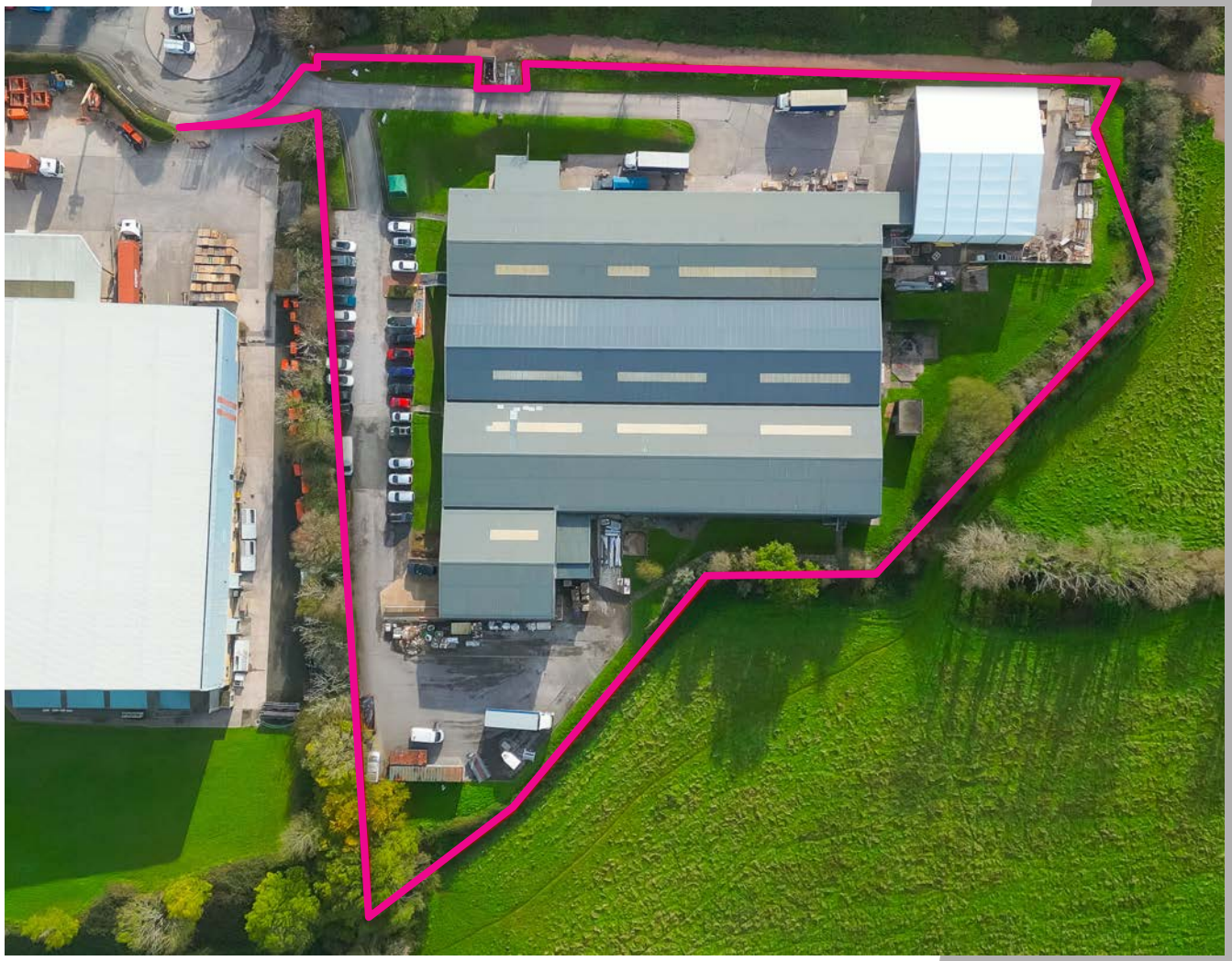
Description

The property comprises a detached industrial building situated on a site extending to approximately 3.24 acres (1.31 hectares).

Externally, the site benefits from vehicular access around three sides of the building, providing parking, circulation and loading facilities. To the rear of the property, the tenant has erected a canopy providing additional covered space.

Internally, the accommodation is arranged to provide a series of interconnected warehouse areas, subdivided by blockwork walls. To the front elevation is a two-storey office and ancillary accommodation block, incorporating offices, workshops, storage areas and WC facilities.

To the rear of the main building is a separate storage shed which is currently excluded from the tenant's demise. It is intended that this building will be incorporated into the demise following clearance by landlord.



Accommodation

The property provides the following area, measured on a gross internal basis from floor plans.

	Sq m	Sq ft
Total	**4,604**	**49,558**

Further Information



Tenure

Freehold.

Tenancies

The property is let to South West Welding Supplies Limited on a 10 year FRI lease from 9th August 2023 at a total passing rent of £240,000 pa, equivalent to approximately £4.84 per sq ft. There is an upward only rent review at the 5th year of the term, being 9th August 2028. The lease is excluded from the security of tenure provisions of the Landlord and Tenant Act 1954.

Covenant

South West Welding Supplies Ltd (company number 05553373) was incorporated in September 2005 and provides warehousing, storage, pre-packing, decanting and delivery services to Plymouth and the surrounding area.

Experian: 80/100 Below Average Risk

Net assets: £1.52m March 2025

Unit 1A & 2
Belliver Industrial Estate

49 Belliver Way, Plymouth, PL6 7BP



Proposal

Interested parties are invited to submit their best and final bids by 12pm on Monday 30th November 2026. Please enquire for further information.

Services

We understand that mains electricity, water and drainage are connected to the property. These services have not been tested by the agents. Interested parties should make their own enquiries.

EPC

C (68).

AML

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

Legal Fees

Each party to be responsible for their own legal costs.

VAT

The property is elected for VAT, however it is anticipated that the sale will be treated as a TOGC.

Viewings

For further information please contact the sole agents.

Appointed agents

Vickery Holman

Joanne High: +44 (0) 7525 984 443

jhigh@vickeryholman.com

www.vickeryholman.com

Vickery Holman
Property Consultants

Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the of them; 3) No person in the employment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property. SUBJECT TO CONTRACT