
Vickery Holman
Property Consultants
Cornwall | Devon | Somerset | Bristol
To Let
£7,000 pax
Unit W11, Wallsend Industrial Estate, Cattedown, Plymouth, PL4 0RW
752 Sq Ft
(69.88 Sq M)

Summary

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

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 W11 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	69.88	752

Service charge:

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

C (70)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £6,100 therefore making the approximate Rates Payable £2,635 per annum for 2026/27.

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.

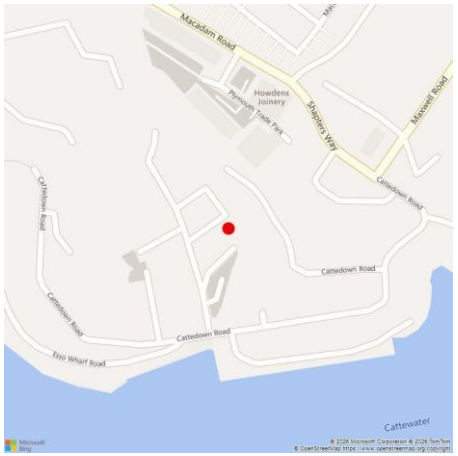
Code for leasing business premises:

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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Vickery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to www.leasingbusinesspremises.co.uk for further information. 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 accuracy 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.

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