



Light Industrial / Trade Counter Unit
Unit 1 Langage South, Langage, Plymouth, PL7 5FL

TO LET

SUMMARY

- **Modern Light Industrial Warehouse / Trade Counter Unit**
- **High specification on two floors 1,937 ft² / 179 m²**
- **Allocated Parking**
- **Convenient Location within easy reach of A38**

Location

Plymouth is one of the largest regional centres in the south-west with a population of approximately 250,000 and is the nearest conurbation to Tavistock, the South Hams and south-east Cornwall.

Langage South forms the newest part of Plymouth's premier industrial estate, 7 miles east of the City centre and just over a mile from the Deep Lane (Plympton) junction of the A38 dual carriageway, which links Devon with Cornwall to the west and to the M5 at Exeter, 35 miles to the east.

Nearby occupiers include: Princess Yachts, Thirstywork, Knowhow, Fergusons Transport, Audi SW and Williams Southern.

Description

The premises comprise a recently-built hybrid office/industrial/warehouse unit, offering ground and first floor accommodation, ideally suited to trade counter use. Both floors are largely open plan and fitted out with suspended ceilings/LED lighting. A reception and WCs are also provided. There's plenty of natural light and pleasant views. Externally there are parking spaces for up to 6 cars.

Services

It is understood that the premises benefit from three phase mains electricity, mains water and drainage

EPC: B34



Unit 1 Langage South Road, Langage, Plymouth, PL7 5FL

Accommodation

	m ²	ft ²
Warehouse	87	939
First Floor	93	1,000
Total	179	1,937

Business Rates

Rateable Value (2023 assessment):	£14,250
UBR multiplier 2023/24:	51.2p in the £

Terms of Availability (subject to contract)

The property is available by way of a new lease on flexible terms, to be agreed, at a commencing rent of £19,950pa, with regular rent reviews. VAT is applicable.

Planning

It is understood that the premises have Planning consent for uses as retail/industrial purposes within Class E. Interested parties are advised to contact South Hams District Council on 01803 861234 to check their proposed use.

NO MOTOR USE WILL BE PERMITTED.

Viewing

To arrange inspection and for further information please contact us on: (01752) 222135 or email enquiries@listers.uk.com

