



**CITY CENTRE WAREHOUSE/WORKSHOP and YARD**  
**28 Commercial Road, Coxside, Plymouth PL4 0LE**

## **SUMMARY**

- AVAILABLE FROM SEPTEMBER 2024
- FENCED, SHARED YARD, SIDE ACCESS
- 3047sqft / 283sqm

## **LOCATION**

Commercial Road is located in the improving Coxside area of Plymouth, near to Queen Anne's Battery, Victoria Wharf, the Vue Barbican Leisure Park, the Historic Barbican, the National Marine Aquarium and other facilities.

The surrounding area has been improved by the Cattedown and Coxside regeneration project and The Sutton Harbour waterfront has seen significant private investment and development, including restaurants, offices and flats.

Nearby occupiers include Enterprise, Thrifty & Hertz car rental and Denmans Electrical as well as a leisure operation.

## **DESCRIPTION**

Early 20<sup>th</sup> Century Warehouse/factory building, of traditional stone masonry construction, under a pitched roof, offering a minimum working height of 4.2m under the first floor former sail loft (separately let). Access is via timber swinging doors and a 3.8m high x 3.2m wide roller shutter to side

## **SERVICES**

Mains water, drainage and 3 phase electricity are supplied to the property.

## **ENERGY PERFORMANCE**

Not applicable due to being a bare warehouse consuming no heat/cooling energy.



### Terms of Availability (subject to contract)

The property is available FROM SEPTEMBER 2024, on conventional tenant's FR&I leasehold terms, at an annual rent of £25,000-£27,500pa + VAT, subject to term and covenant.

### Business Rates

Rateable Value (2023): £7,700  
UBR multiplier 2023/24: 51.2p in the £

### Planning / Use

The established use is a vehicle tyre depot, probably falling within Class B2 or *sui generis* (without category). Other uses may require Planning consent.

### VIEWING AND CONTACT INFORMATION

Strictly through Listers. Please contact either:-

Gareth Forrest  
01752 222135  
Email [enquiries@listers.uk.com](mailto:enquiries@listers.uk.com)

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