THE WAREHOUSE, MARSHALL ROAD, PLYMPTON, PLYMOUTH, PL7 1YB

TO LET From £245,000pa

Listers
PROPERTY CONSULTANTS

LOCATION:
The Warehouse, Marshall Road is conveniently located close to the Marsh Mills intersection of the A38 Devon Expressway servicing links to Exeter and Cornwall. Nearby, a popular commercial estate in Valley Road offers a range of commercial spaces with national trade counter occupiers such as: Dulux, Screw Fix, GSF, in addition motor trade tenants include Vospers & Murray Skoda.

Plymouth is the largest city west of Bristol and offers continental access via the ferry terminal in Millbay.

DESCRIPTION:
The Warehouse was constructed approximately 40 years ago and offers a substantial detached portal frame industrial unit set in approximately 2.2 acres. The building is constructed of brick and block elevations with profile steel cladding to eaves set under dual pitched steel clad roof. A 30kW solar system has been fitted. To the rear an infill extension along the rear elevation fronting the trainline is formed of steel profile cladding.

Internally the building offers min eaves height of 5.2m rising to 6.89m at apex. The current layout comprises two storey offices providing welfare and meeting rooms, with open plan warehouse, providing display and substantial sales floor space, a workshop for service and repairs. To the rear of the building a warehouse area provides a stock room and further workshop.

To the front of the building there are three electric roller shutters with a fourth shutter to the north eastern elevation, one of the shutters now offers front of house reception entrance but could easily be opened for full height deliveries.

The premises benefit from three phase power and are fitted throughout with LED lighting, whilst a Ambi Rad heating system is fitted in the workshops. Mains water and drainage are connected to the site.

Externally the site is enclosed with palisade fencing and security gate at the main entrance. The roads and external surfaces are covered with a range of tarmac, concrete and stone chippings. The site has recently been extended on the north western corner adding approximately 0.2 acre yard which has been newly tarmacked and laid with stone chippings.

SCHEDULE OF ACCOMMODATION:

Area	sq.ft	sq.m
Warehouse 1	30,675	2,850
Warehouse 2	5,580	518
Office	753	70
Total	**37,008**	**3,438**

TENURE / LEASE TERMS:
The Warehouse is offered TO LET by way of FRI lease at a rental price of £245,000pa.

VAT:
We understand the site is exempt from VAT. All parties are advised to confirm this prior to making a material decision or lease.

LEGAL COSTS:
Each party to bear their own costs.

BUSINESS RATES:
We refer you to the government website www.tax.service.gov.uk/view-my-valuation/search which shows that the current rateable value is £130,000. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating is B (50).

VIEWING AND CONTACT INFORMATION:
Strictly through Listers. Please contact:-

Gareth Forrest
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01752 222135
Email enquiries@listers.uk.com

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