



**WORKSHOPS, TRADE COUNTER & SECURE YARD,  
STRODE ROAD, PLYMOUTH, PL7 4AY**  
**TO LET £80,000pa**

**Listers**  
PROPERTY CONSULTANTS



**LOCATION:**

The property forms part of the well established Strode Business Centre (SBC). SBC sits on the eastern side of Plymouth and comprises a busy industrial and trade counter estate. SBC is a secure site with night time security patrols, CCTV and a caretaker manager ensuring the site is efficient and tidy. Nearby occupiers include Aldi, Rogers Wholesale and Chaplins Superstore.

The A38 dual carriageway lies circa 2 miles south of SBC, giving easy access to Plymouth city centre, to Cornwall via the Tamar Bridge and connecting with the M5 motorway at Exeter.

**DESCRIPTION:**

Detached, steel portal frame building comprises two workshops/warehouses including trade counter/ office.

Warehouse 1 has a minimum eaves height of 3.99m and is fitted with LED lighting and roller shutter door (3.14m wide x 3.20m high).

Warehouse 2 has a minimum eaves height of 5.22m, and is fitted with LED lighting strips and roller shutter door (3.99m wide x 3.92m high).

The trade counter/office has suspended ceilings incorporating LED lights and is carpeted. There is a separate portakabin adjacent to the trade counter/office that provides welfare facilities.

Externally, there is a secure, level yard measuring approx. 0.67acres.

**SCHEDULE OF ACCOMMODATION:**

| Area                 | sq.ft        | sq.m       |
|----------------------|--------------|------------|
| Trade Counter/Office | 1,249        | 116        |
| Warehouse 1          | 1,507        | 140        |
| Warehouse 2          | 2,013        | 187        |
| <b>Total</b>         | <b>4,768</b> | <b>443</b> |

**ENERGY PERFORMANCE CERTIFICATE:**

The energy rating for this property is C(53).

**SERVICES:**

The unit has 3 phase electricity, provided by the landlord's transformer. The electric is provided by combination of onsite solar panels and imported green energy, providing landlords and tenants with 100% green energy. Electric and water are invoiced directly and charged via sub metered readings. Mains drainage.

**LEASE TERMS:**

Available on flexible leasehold terms, inside the provisions of the Landlord and Tenant Act 1954, at an annual rent of £80,000pa.excl., subject to contract and other terms. Premises are let on full repairing and insuring terms. Reviewed in 2025/26 the insurance cost is £2453.51pa.

**VAT:**

All the above prices/rentals are quoted exclusive of VAT.

**LEGAL COSTS:**

Each party to bear their own costs.

**BUSINESS RATES:**

We refer you to the website: [www.tax.service.gov.uk/view-my-valuation/search](http://www.tax.service.gov.uk/view-my-valuation/search) This shows that the current rateable value is £47,250. To find out how much business rates will be payable there is a business rates estimator service via the website.

**ANTI-MONEY LAUNDERING:**

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

**VIEWING AND CONTACT INFORMATION:**

Strictly through Listers. Please contact:-

**Gareth Forrest.**

01752 222135

Email [enquiries@listers.uk.com](mailto:enquiries@listers.uk.com)

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