



13 HEARDER COURT, BEECHWOOD WAY, LANGAGE, PLYMOUTH, PL7 5HH

TO LET £63,500pa

Listers
~ PROPERTY CONSULTANTS

LOCATION:

Header Court is a modern industrial development within Langage Business Park. Developed by Plymouth City Council, the scheme provides high-specification business space with a strong emphasis on energy efficiency & net zero carbon focus.

DESCRIPTION:

Unit 13 Header Court is of steel portal frame construction with high eaves (min.5.95m rising to 9.2m), set under an offset dual pitch insulated roof with daylight panels & solar panels.

The warehouse benefits from block walls to a height of 2.2m, power-floated concrete floor, automatic drop LED lighting, & an electric sectional insulated roller shutter door (3.98m wide x 4.91m high). Three-phase power. The unit has an entrance reception, with office, which is equipped with LED lights, data communication trunking, carpets & electric heater. A welfare area comprises range of base & wall-mounted units, breakfast bar, space for fridge etc. An inner lobby provides access to the warehouse, a server room, a DDA-compliant WC with shower, & a further WC.

Externally, there is allocated parking for 11 vehicles.

SCHEDULE OF ACCOMMODATION: (GIA)

Total Floor Area - 6017sq.ft / 559sq.m

PLANNING:

Suitable for uses falling within Class B1 (light industrial), B2 (industrial) or B8 (storage/distribution) of the Use Classes Order 1987 or 2020, subject to any statutory consents required.

SERVICE CHARGE:

A service charge is levied: £1231.55 (2025/26)

LEASE TERMS:

The property is available by way of assignment or surrender, terms to be agreed, the passing rent is £63,497.92pa.

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 government website: www.tax.service.gov.uk/view-my-valuation/search which shows that the current 2023 rateable value is £43,250. *From April 2026 this will be £51,500.* To find out how much business rates will be payable there is a business rates estimator service via the website.

PLANNING:

Suitable for uses falling within Class B1 (light industrial), B2 (industrial) or B8 (storage/distribution) of the Use Classes Order 1987 or 2020, subject to any statutory consents required.

ENERGY PERFORMANCE CERTIFICATE:

The energy rating for this property is A (24).

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:

Please contact either:

Listers

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