25 STONEHOUSE STREET, STONEHOUSE, PLYMOUTH, PL1 3PE

TO LET £22,500pa

Listers
PROPERTY CONSULTANTS

LOCATION:
Stonehouse is a popular mixed residential and commercial area just to the west of Plymouth City Centre. Stonehouse Street lies off the A374, via Durnford Street or Millbay Road and leads to the City Centre ring road which connects with the A38 dual carriageway, 5 miles to the north-east. The A386 provides an alternative route to the A38, approximately 4 miles to the north.

Adjacent occupiers include Rabart, SW Hire, Spectrum, Johnstone's and other trade counter occupiers.

DESCRIPTION:
End of terrace industrial unit, with an insulated, profile steel roof, offering a minimum eaves height of 4.9m and a roller
shutter door, measuring 3m wide x 4.3m high. The unit is fitted with mainly fluorescent strip-lighting and part suspended ceiling incorporating Cat.II VDU-compatible lighting to the office/reception/welfare areas. There are male/female and accessible WCs.

To the front, there is parking for 3 cars on a concrete surface.

SCHEDULE OF ACCOMMODATION:
Total Gross Area: 3281sq.ft / 305sq.m

LEASE TERMS:
The property is available on new FR&I lease terms at an annual rent of £22,500pa, subject to contract.

VAT:
All the above 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 rateable value is £26,500.

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 rating for this property is D (60).

ANTI-MONEY LAUNDERING:
A successful tenant/buyer 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

AGENTS NOTE: Listers Property Consultants Ltd for themselves and for the Vendor/s or lessor/s of this property give notice: [a] These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: [b] No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: [c] None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Listers Property Consultants Ltd is registered in England and Wales under Registration No.08473324. The Registered Office is 2 Old Bridge Street, Truro, TR1 2AQ. VAT Registration No.159 0357 01

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