UNIT 19 & 20 YACHT HAVEN QUAY, BREAKWATER ROAD, PLYMOUTH, PL9 7FE

TO LET FROM £10,080pa

Listers
PROPERTY CONSULTANTS

LOCATION:
Pomphlett (and the Breakwater Road industrial estate) is the nearest suburb to the city of Plymouth, from the eastern approach and the A379 Billacombe Road, from the South Hams and Plymstock. The estate is accessed off the double roundabout which feeds Morrisons and McDonalds. Nearby occupiers include the main Plymstock Royal Mail sorting office, Western Electrical, Howdens, Bardon and ETB.

DESCRIPTION:
Choice of 2 newly built, modern industrial units, either end-terrace or mid-terrace. Each unit is fully insulated with three phase power, LED lights, electric roller shutter door (2.95m wide x 2.91m high), front personnel doors and two allocated parking spaces. There is on-site overflow parking, a pleasant cafe and by way of casual hire, use of a conference meeting room. Tenants have the use of shared WC and shower facilites.

SCHEDULE OF ACCOMMODATION: (GIA)

Area	Sq Ft	Sq M
Unit 19	1,050	98
Unit 20	1,008	94
Total	**2,058**	**191**

SERVICE CHARGE:
Service charge estimated £525pa.
Building insurance recharge estimated at £950+VAT charged pro rata from April 1st.

LEASE TERMS: (subject to contract)
The units are available immediately, either individually or together, by way of a new lease on flexible terms, at an initial annual rent *from £*10,080pa+VAT.
There is a lease admin fee of £300.

All the above prices/rentals are quoted exclusive of VAT.
Each party to bear their own legal costs.

SERVICES:
Individually metered for electric & water. High speed internet can be provided via the landlord.

BUSINESS RATES:
We refer you to the government website: www.tax.service.gov.uk/view-my-valuation/search.
To find out how much business rates will be payable there is a business rates estimator service via the website.

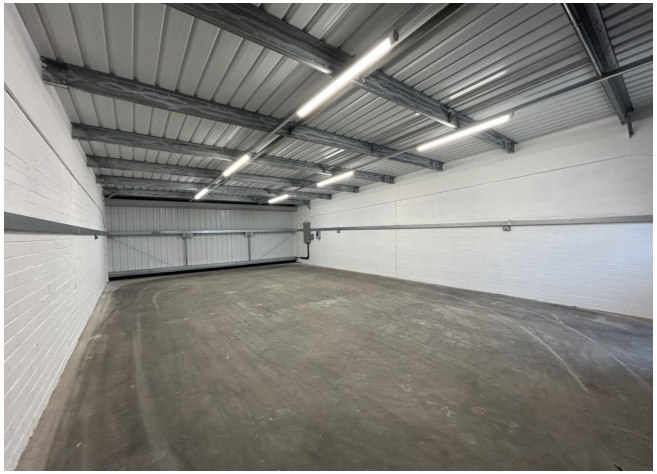
ENERGY PERFORMANCE CERTIFICATE:
Not applicable: due to being a bare unit consuming no heat/cooling energy.

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 858192
Email gareth@listers.uk.com



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