

1E RIVERSIDE BUSINESS PARK, DEVONPORT, PLYMOUTH, PL1 4SN

TO LET £11,000pa

Listers
PROPERTY CONSULTANTS

LOCATION:
Located in Devonport on New Passage Hill, directly off the A374 Pottery Road leading to the Torpoint Ferry terminal. Located close to the main entrance to Devonport Dockyard and the Oceansgate Enterprise Zone and approximately 1.5 miles west of Plymouth city centre.

DESCRIPTION:
Semi-detached light industrial / warehouse unit, built of blockwork walls with external timber cladding panels and reinforced concrete floor. Mono-pitch, sedum green roof with minimum eaves height of approx.5.75m rising to 6.3m. The unit has an electric sectional overhead goods door, with a separate pedestrian access door, allowing direct access to the main production / warehouse area, with staff welfare set to one corner offering tea point and a DDA compliant WC / shower room.

Externally, to the side of the building there is onsite parking for 2 vehicles. The Business Park has CCTV monitoring.

SCHEDULE OF ACCOMMODATION:

Area	Sq Ft	Sq M
Gross Internal Area	1,012	94
Total	**1,012**	**94**

SERVICES:
Mains three phase electric power supply. Mains water and drainage. Gas is capped but available. The warehouse is unheated.

SERVICE CHARGE:
To be confirmed.

LEASE TERMS:
The property is available to let on new FR&I lease terms at a rental price of £11,000pa.

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

LEGAL COSTS:
The ingoing tenant will be required to make a contribution of £500 to the landlord's costs for preparing and completing the lease document.

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 £8,600.

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 C(71).

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

Leigh Robinson | 01752 858196
Email lar@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








Fire exit
Keep clear






TIMBERGUARD
SOUTHWEST
PAUL LITTLE
CONSTRUCTION