

**William  
Lean**

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## **Plymouth Road Industrial Estate, Tavistock, PL19 9QN**

**923.8 sq m (9,885 sq ft)**

- Consent for B1 and B8 purposes
- Detached warehouse building + large yard
  - Dual span roof construction
    - 5.825m eaves height
- 2 goods delivery doors and separate pedestrian access
- Potential for alternative uses (subject to planning)

**TO LET**

**[www.williamlean.com](http://www.williamlean.com)**



## Plymouth Road Industrial Estate, Tavistock, PL19 9QN

### Location

Tavistock is a thriving market town lying on the west side of Dartmoor with a population of approximately 14,500. The town is well served by an attractive retail centre including an extremely popular Pannier Market.

Tavistock has been a UK award winner for "Best Market Town" and Westcountry overall winner for the "Best Local Foods Awards".

The town boasts several primary schools, a large Community College as well as Independent schools. There is good road access via the A386 to Plymouth (15 miles to the south) and Okehampton (16 miles to the north).

The Plymouth Road Industrial Estate is located to the southwest of the town fronting the A386 Plymouth Road.

Occupiers already in the immediate vicinity include Fairway Furniture, Morrisons, Travis Perkins, Howdens, Vospers and Cornwall Farmers, among others.

### Description

The unit is a detached building of steel frame construction with profile insulated steel sheet roof and wall claddings.

There are two manual roller shutter goods doors facing the main delivery yard and car park, plus a separate pedestrian access door.

Internally, the premises have suspended space heaters and a small office together with Male and Female WCs.

### Accommodation

The unit provides the following accommodation measured in accordance with the RICS code of measuring practice.

**Ground floor**            **923.8 sq m**            **(9,885 sq ft)**

The layout does lend itself to the property being divided into two equal parts each of approximately:

**456.1 sq m**            **(4,910 sq ft)**

There is ample on site car parking.

### Services

Mains electricity (including 3 phase), gas, water and drainage are connected to the property.

### Business Rates

The premises are currently assessed with an adjacent building. There will be an application to have the property separately assessed for Business Rate purposes.

Further enquiries should be addressed to the Valuation Office Agency.

### Energy Performance Certificate



### Planning

Consent was granted on June 1978 for the development with permitted Use within Classes B1 and B8 (light industrial and warehousing uses) by West Devon Borough Council.

### Proposal

The unit is available on the basis of a new lease on terms to be agreed, on full repairing and insuring basis.

Alternatively consideration will be given to a letting for other purposes subject to planning consent being secured.

### Rent

On application to the Agents.

### Legal Costs

The ingoing Tenant will be responsible for both parties legal costs incurred in the transaction.

### VAT

All figures quoted are subject to VAT which may be charged.

### Viewing and Further Information

Strictly from the Sole Agent.

Contact William Lean

**01752 228800**

or

**07711 626028**



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