



## TO LET

On the instructions of

**DEVONPORT COMMUNITY  
LANDS TRUST LTD**

**UNIT 1,  
RIVERSIDE BUSINESS PARK,  
NEW PASSAGE HILL,  
DEVONPORT,  
PLYMOUTH  
PL1 4SN**

**INDUSTRIAL/ WAREHOUSE UNIT OF  
138.6 SQ M  
1,492 SQ FT**



**Commercial  
Property and  
Development  
Consultants**

### **SUMMARY**

- Light industrial/ warehouse unit
- Ideally located close to Devonport Dockyard
- 11.95m width x 11.6m depth

Tel 01752 228800

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

## LOCATION

New Passage Hill is located directly off the A374 Pottery Road leading to the Torpoint Ferry terminal. It is close to the main entrances of Devonport Dockyard and the Oceansgate Enterprise Zone and is approximately one and a half miles west of Plymouth city centre.

## DESCRIPTION

The property is an end-terrace unit with profile insulated steel sheet roof cladding, rendered elevations and reinforced concrete floor. There is a manual sectional overhead goods door and separate personnel front door.

Internally the premises have been fitted out to include two office rooms and two storerooms alongside the main L-shaped production/ warehouse area. In addition, there is a staff kitchen facility and disabled access WC and separate WC. There is ambi-rad suspended gas-fired heating to the main area.

The Business Park has CCTV monitoring.

## ACCOMMODATION

The building comprises a Gross Internal Area (ground floor) of:

	138.6 SQ M	1,492 SQ FT
Including :-		
Office 1	22.35 sq m	240 sq ft
Office 2	9.21 sq m	99 sq ft
Store 1/ office 3	5.28 sq m	57 sq ft
Store 2	9.03 sq m	97 sq ft

There is onsite car parking provision for two vehicles.

## SERVICES

Mains Electricity (including 3 phase), Gas, Water and Drainage services are connected to the premises. No services have been tested.

## BUSINESS RATES

The premises are currently assessed as Workshop & Premises with a Rateable Value of £8,300. Occupiers may be entitled to 100% rate relief but should make their own enquiries via Plymouth City Council.

## ENERGY PERFORMANCE CERTIFICATE

The building has an EPC rating within Band D and a score of 78.

## PROPOSAL

The property is available by way of a new lease for three or five years on equivalent full repairing and insuring terms.

## RENT

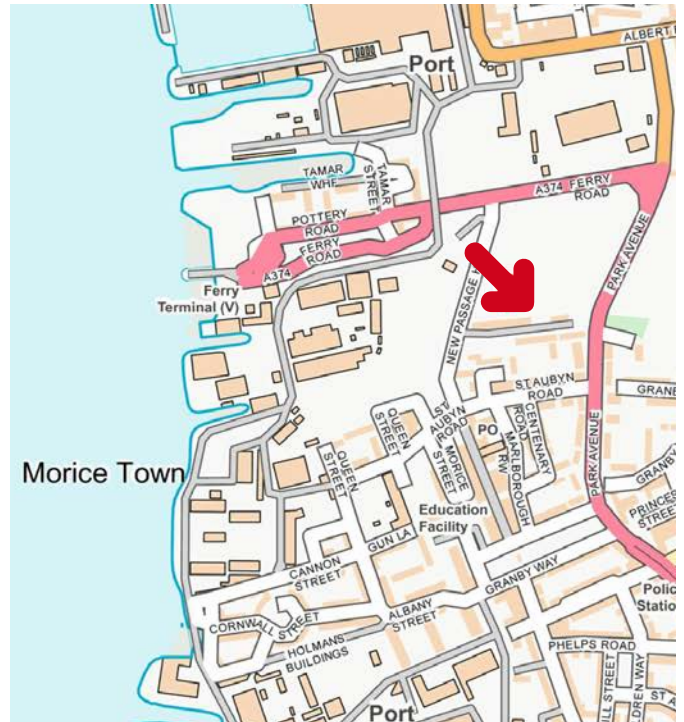
The commencing rent will be £10,500 per annum exclusive, payable monthly in advance.

## LEGAL COSTS

Each side will be responsible for their own legal and professional fees incurred in the transaction.

## VAT

All figures quoted are exclusive of VAT which will be charged.



## VIEWING & FURTHER INFORMATION

Strictly through the Sole Agent, contact:



Contact William Lean

M: 07711 626028

E: info@williamlean.com

WILLIAM LEAN, for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- 1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer of contract;
- 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them.