



## TO LET

On the instructions of

**DEVONPORT COMMUNITY  
LANDS TRUST LTD**

**UNIT 5,  
RIVERSIDE BUSINESS PARK,  
NEW PASSAGE HILL,  
DEVONPORT,  
PLYMOUTH  
PL1 4SN**

**65.9 SQ M  
720 SQ FT**

### **SUMMARY**

- Light industrial/ warehouse unit
- Ideally located close to Devonport Dockyard
- 5.8m width x 11.5m depth



**Commercial  
Property and  
Development  
Consultants**

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 approximately one and a half miles west of Plymouth city centre.

## DESCRIPTION

The property is a mid-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 comprise a main L-shaped production/ warehouse area with disabled access WC, kitchen and small office area. 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: 65.9 sq m (720 sq ft).

There is on site 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 and premises with a Rateable Value of £4,400.

Occupiers may be entitled to 100% rate relief but should make their own enquiries via Plymouth City Council.

## ENERGY PERFORMANCE CERTIFICATE PLANNING

The building has an EPC rating within Band D and a score of 96.

## PROPOSAL

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

## RENT

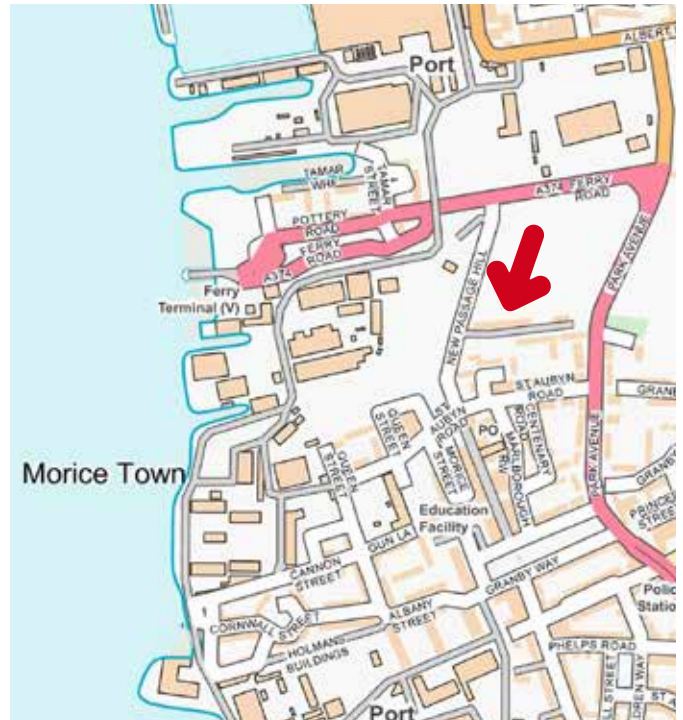
The commencing rent will be £5,000 per annum exclusive, payable monthly in advance.

## 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

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E: info@williamlean.com

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