



TO LET

On the instructions of

**DEVONPORT COMMUNITY
LANDS TRUST LTD**

**UNIT 2,
RIVERSIDE BUSINESS PARK,
NEW PASSAGE HILL,
DEVONPORT,
PLYMOUTH
PL1 4SN**

**INDUSTRIAL/ WAREHOUSE UNIT OF
136.2 SQ M
1,465 SQ FT**



**Commercial
Property and
Development
Consultants**

Tel 01752 228800

www.williamlean.com

SUMMARY

- Light industrial/ warehouse unit
- 3 office rooms and secure store
- Approximately half floor area is warehouse space
- Ideally located close to the Dockyard
- 11.68m width x 11.6m depth

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 to 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 have a staff kitchen facility, disabled access WC and separate WC and three private offices and small secure store room. The remainder, about half the total floor space, is warehouse / production space. There are wall mounted electric convector heaters to the office rooms and a suspended gas fired space heater to the warehouse. The Business Park has CCTV monitoring.

ACCOMMODATION

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

136.2 sq m 1,465 sq ft

Including Offices of

Office 1 14.9 sq m 160 sq ft

Office 2 9.5 sq m 102 sq ft

Office 3 7.3 sq m 78 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 and premises with a Rateable Value of £8,400. 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 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 £11,350 per annum exclusive payable monthly in advance.

SERVICE CHARGES

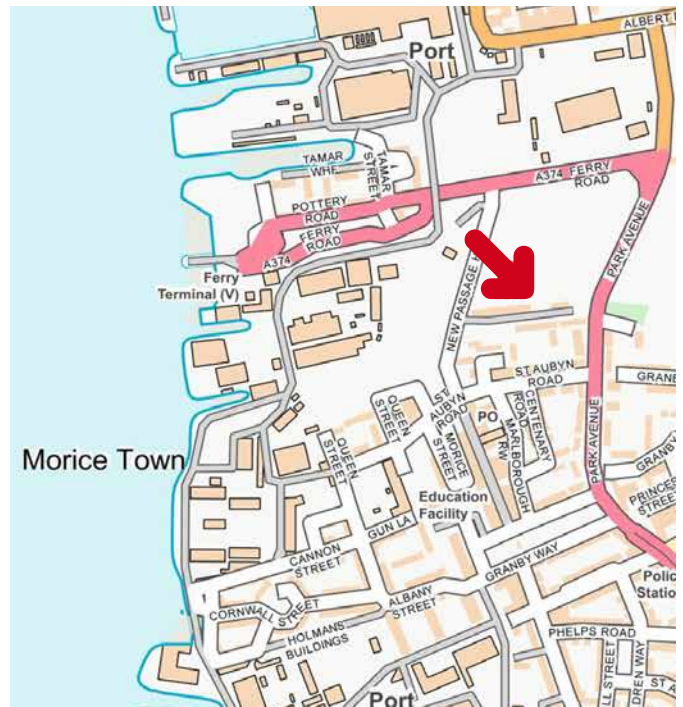
There will be a quarterly service charge payment towards the costs of management of the Business Park including Buildings Insurance, external repairs and maintenance and landscaping.

LEGAL COSTS

The ingoing tenant will be required to pay £200 plus VAT towards the landlord's costs of producing the lease but otherwise 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 by appointment with the Sole Agents.



Contact William Lean

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E: info@williamlean.com

Subject to Contract - The particulars are set out as a general outline only for the guidance of intending lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given without responsibility and any intending 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 each of them.