



# To Let

**24 Stonehouse Street,  
Plymouth PL1 3PE**

## Summary

**592.8 sq m (6,380 sq ft)**

- Trade counter / warehouse / business unit
- Off street parking for 10 private cars
- Secured and gated rear yard area
- Good quality ground and first floor office space
- Good size warehouse space
- Ideally located close to city centre

**William  
Lean**

Commercial  
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### Location

The property is located in the established commercial / service area of Stonehouse, close to Millbay Docks and Royal William Yard and only half a mile to the west of Plymouth city centre.

### Description

The building comprises a single storey warehouse / industrial building with two storey offices. There are 2 access doors to the warehouse, one from the street, the other from the rear secured and gated yard. There is off-street forecourt parking to the offices and the warehouse.

The two storey offices part are of brick-facing cavity walls under a flat roof with uPVC double-glazed windows and roof light. The warehouse part is of rendered cavity brick and block under a metal truss roof with profile insulated steel shed cladding. The main goods door is a manual metal roller shutter door.

### Accommodation

The premises provide a Gross Internal Area of:

Ground floor	471.8 sq m	(5,078 sq ft)
First floor	121.0 sq m	(1,302 sq ft) – excluding stairwell

There is ground floor reception office, stores and board room, plus staff room and WC in the front part, with stairs up to first floor where there are three offices, kitchen and male and female WC. There is an internal stair from ground floor to the warehouse part which is of regular rectangular shape and incorporates one WC.

### Services

We understand that Mains gas, electricity, water and drainage are connected to the premises.

### Business Rates

The Valuation Office Agency website confirms the assessment as “Warehouse and Premises” with a Rateable Value of £19,000.

### Energy Performance Certificate

The building has an EPC with an energy rating in Band D and score of 86.

### Proposal

The premises are available for letting on full repairing and insuring terms for a 5 year term – or longer as may be required.

### Rent

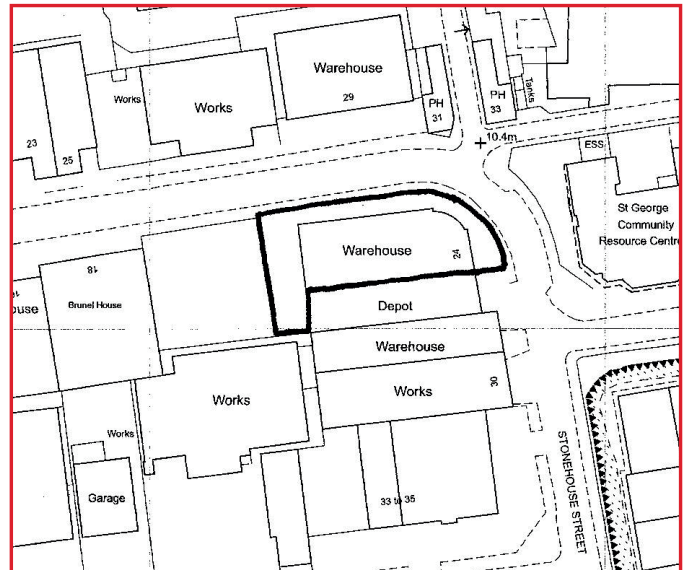
The commencing rent will be based on £45,000 per annum exclusive of VAT, payable quarterly in advance.

### Legal Costs

The incoming tenant will be responsible for both parties' legal and professional fees incurred in the transaction.

### VAT

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



Viewing and Further Information  
Strictly through the Sole Agents.  
Please contact:



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