

# TO LET

On the instructions of Devonport  
Community Lands Trust Ltd

**Unit 1(E), Riverside Business Park,  
New Passage Hill, Devonport,  
Plymouth PL1 4SN**

## Summary

**93.8 sq m      1,010 sq ft**

- Light industrial / warehouse unit
- 6.3m (20'8") minimum eaves height
- Scope for mezzanine installation
- Ideally located close to Dockyard
- 10.53m width x 8.91m depth

**William  
Lean**

Commercial  
Property and  
Development  
Consultants

**Tel 01752 228800**

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

Mount Wise House, 1 Discovery Road  
Plymouth, PL1 4QU

### 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 semi-detached unit with mono-pitch roof (green roof), blockwork walls with external timber cladding panels and reinforced concrete floor. There is a powered sectional overhead goods door and separate personnel front door.

Internally the premises comprise a main production / warehouse area with a disabled access WC cum wet-room with shower to the corner.

The Business Park has CCTV monitoring.

### Accommodation

The building comprises a Gross Internal Area (ground floor) of: 93.8 sq m (1,010 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. Heating is by way of suspended panels. No services have been tested.

### Business Rates

The premises are currently assessed as Workshop & premises with a Rateable Value of £7,800 (2023 list).

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

### Energy Performance Certificate

The building has an EPC rating within Band C and a score of 71.

### Proposal

The property is available by way of a new lease for 5 years on equivalent full repairing and insuring terms. The landlord is responsible for external repairs and maintenance and buildings insurance and recovers the cost through service charge payable quarterly in advance.

### Rent

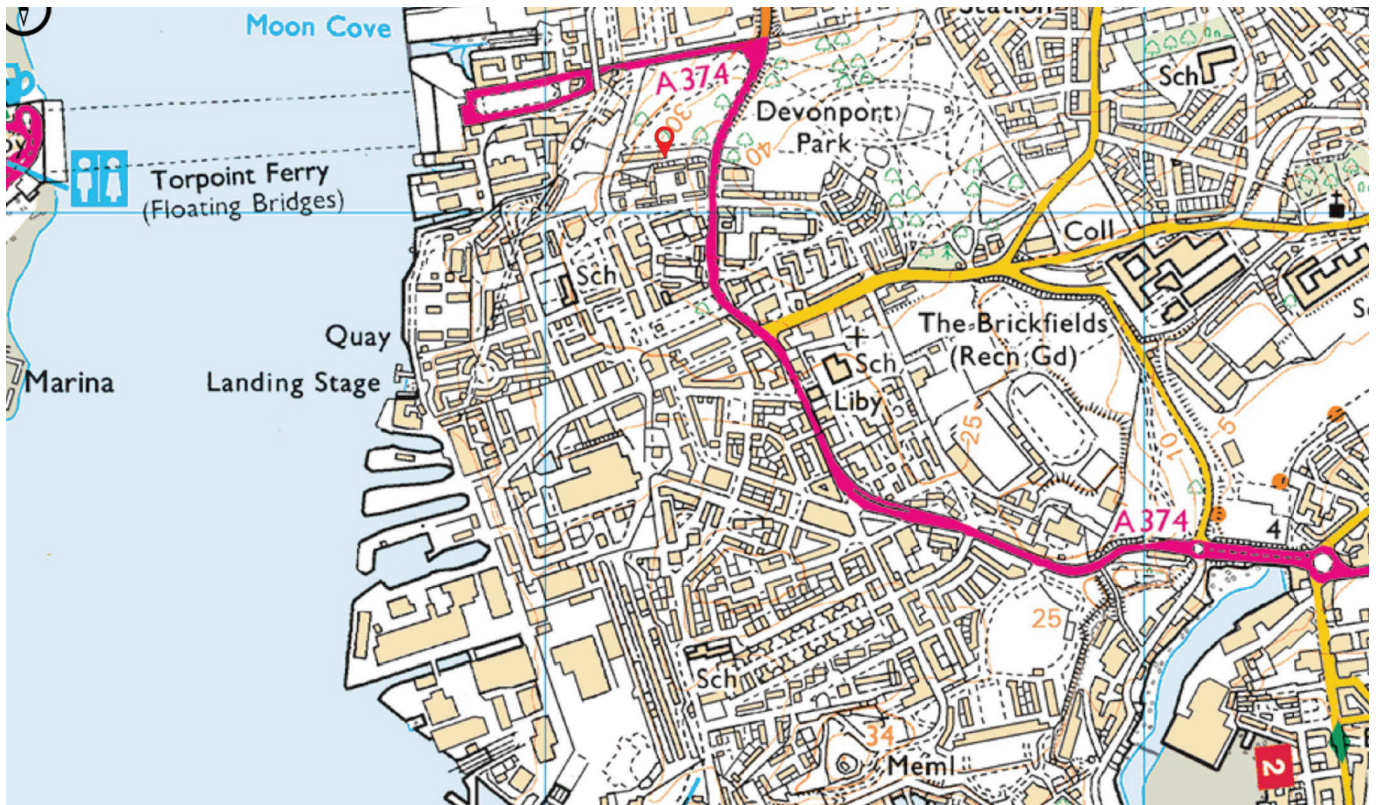
The commencing rent will be £10,100 per annum exclusive payable monthly in advance.

### Legal Costs

The ingoing tenant will be required to make a contribution to the landlord's costs for preparing and completing the lease document.

### VAT

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



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



Contact William Lean  
M: 07711 626028  
E: info@williamlean.com