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ELECTRICS

To Let

**£14,000 pax – rent free
incentives available**

Unit 15 Langage South Road, Langage Business Park,
Plympton, Plymouth, Devon, PL7 5FL

1,616 Sq Ft
(150.06 Sq M)

Summary

- Brand new unit
- Would suit industrial or office uses
- Rent free incentives available
- Parking to front
- Popular industrial and business location
- Easy access onto A38
- Roller shutter door

Location:

The unit is located on Langage Industrial Estate and forms part of the new Langage South development just off Eastern Wood Road, which is in turn accessed from Holland Road. Langage is a popular industrial location, which is situated approximately 8 miles to the east of Plymouth. The estate accommodates a range of small, medium and large scale businesses including Princess Yachts, Yarde Farm Ice Cream, Applied Automation and Cornwall Glass. There is easy access onto the A38 Devon Expressway at the Deep Lane junction.

Description:

The property comprises of a newly constructed mid-terrace industrial unit with full first floor mezzanine, there is a roller shutter door and WC on the ground floor. Externally, there is a large forecourt area suitable for parking several cars whilst also providing loading access to the roller shutter door. The property is ideally suited for light industrial, office, storage or trade counter use.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a gross internal basis.

	sq m	sq ft
Ground floor	75.03	808
First floor	75.03	808
Total	150.06	1,616

Service charge:

A service charge is levied for the upkeep and maintenance of the communal areas of the estate. Please enquire for further information.

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

B (41)

Business rates:

We understand this property has not yet been assessed for rating purposes. Interested parties are advised to contact the valuation office for further information.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The property is available by way of a new full repairing and insuring lease. Terms to be agreed.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

VAT:

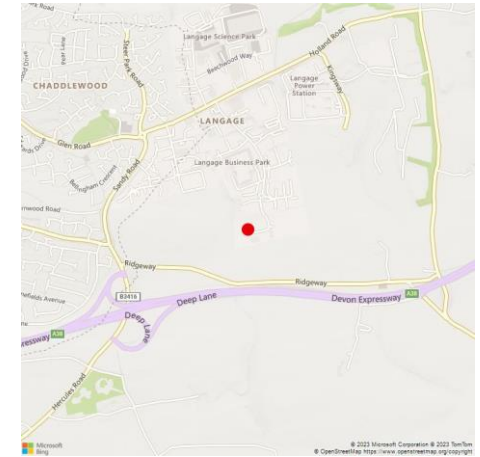
The property has been elected for VAT and therefore VAT will be charged on the rent.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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