

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol



To Let

£105,000 pax

Unit D Eagle Road, Langage Business Park, Plympton, Devon, PL7 5JY

14,926 Sq Ft
(1,386.6 Sq M)

Summary

- Industrial unit
- Secure yard
- Multiple roller shutters
- Close to A38
- Good office provision
- Mezzanine floor over part
- New lease

Location:

The property is located on Langage Business Park which has direct access to the A38. Eagle Road is accessed from Holland Road which is the main spine road serving the estate.

Description:

The property comprises of a warehouse to the left hand side of the property which opens on to a yard area to the side of the property. There is a mezzanine which covers part of the unit. The right hand side of the property is arranged as two storey offices with associated kitchen and toilet facilities. To the front of the property is car parking spaces and access to the secure yard.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	sq m	sq ft
Ground floor	942.9	10,149
Mezzanine	150.9	1,624
First floor offices	292.9	3,152
Total	1,386.6	14,926

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:

D (92)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £89,000. Therefore making the approximate Rates Payable £45,568 per annum for 2023/24. Interested parties are advised to confirm the rating liability with Plymouth City Council.

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

Terms:

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:

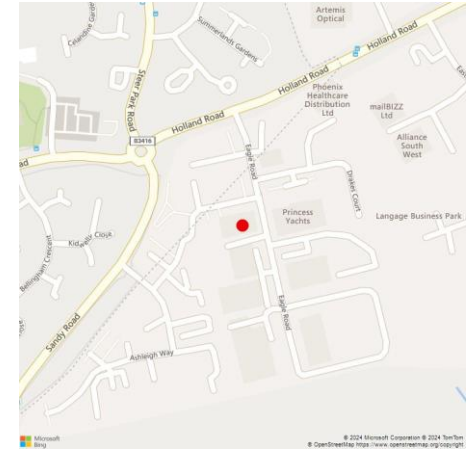
The property has been elected for VAT and therefore VAT will be charged on the rent.

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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