



For Sale (May Let)

Modern industrial unit providing flexible workspace

- Substantial mezzanine
- Yard area and parking
- Large loading door

Unit 3

Langage South Road, Langage Business Park,
Plymouth, PL7 5FL

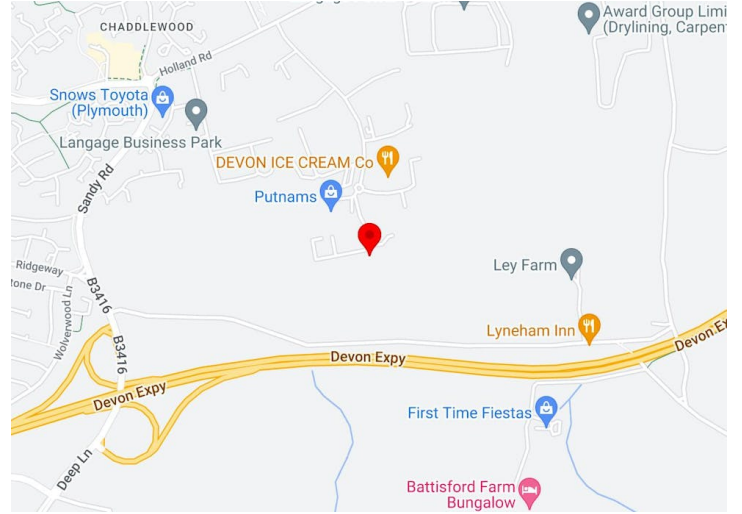
4,191 sq ft

389.36 sq m

Reference: #226435

Unit 3

Langage South Road, Langage Business Park, Plymouth, PL7 5FL



Summary

Available Size	4,191 sq ft / 389.36 sq m
Rateable Value	£13,000
Service Charge	Upon Enquiry
EPC	B (40)

Description

The property provides a new high quality unit offering flexible and adaptable commercial workspace. The unit is of steel portal frame construction with insulated composite cladding with curved roof.

The unit provides warehouse/workshop accommodation with opportunity to erect reception / offices to suit any incoming occupier. Internally, the unit provides an open plan ground floor and a mezzanine floor, which spans the full length of the unit. There is a disabled WC.

A large roller shutter loading door provides access to the unit.

We understand that mains water, electricity (3 Phase, 50 KVA) and drainage are connected.

The property also benefits from a tarmac yard and parking area.

Location

Unit 3 is located on the new Langage South business park being an extension of the established and popular Langage Industrial Estate in the Plymouth suburb of Plympton located approximately 1 mile from the A38 Devon Expressway.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - warehouse	2,146	199.37
Mezzanine	2,045	189.99
Total	4,191	389.36

Terms

The freehold is available to purchase. The quoting price is £535,000.

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