

REF: S376 - DETAILS PREPARED 09.01.2024

TO LET

TRADE WAREHOUSE/WORKSHOP UNITS

UNITS 22&24 PLYMOUTH ROAD INDUSTRIAL ESTATE
TAVISTOCK
PL19 9QN



PHOTO TAKEN JANUARY 2024

- 221.5 to 480.1 sq.m. (2,385 to 5,170 SQ.FT.)
- BUSY COMMERCIAL AND RETAIL ESTATE
- NEARBY OCCUPIERS INCLUDES A TESCO SUPERMARKET
- AVAILABLE AS ONE OR TWO UNITS

LOCATION

The premises are located on the popular Plymouth Road Retail and Industrial Estate in Tavistock. The estate is home to numerous local, regional and national businesses with nearby occupiers including Tesco, Howdens, and Travis Perkins.

DESCRIPTION

The premises comprise a pair of semi-detached industrial units available individually or combined. The units are of concrete and brick construction under a metal framed roof. The units have new roller shutter doors and provide a range of storage, showroom and mezzanine stores and offices. There is parking to the front.

ACCOMMODATION (All sizes are approximate GIA)

Unit 22 258.6 sq.m. (2,785 sq.ft.)

Unit 24 221.5 sq.m. (2,385 sq.ft.)

Total 480.1 sq.m. (5,170 sq.ft.)

EPC

Energy Performance Certificate Rating E 120

Please ask for more information

SERVICES

It is understood that the premises benefit from mains water, drainage, and electricity. Gas is in the forecourt outside having been disconnected.

PLANNING

It is understood that the premises have consent for industrial uses within Use Classes E, B2 & B8. Interested parties are advised to contact the Local Planning Authority Tel: 01822 813600

RENT

The units are offered by way of a new lease(s) on effective FRI terms:

Unit 22 £15,600 per annum (£1,350 per month)

Unit 24 £13,200 per annum (£1,100 per month)

RATES

Unit 22 RV £15,750 LA Ref 45542910220

Unit 24 RV £15,000 LA Ref 45542910240

West Devon Borough Council Business Rates - 01822 813600

SERVICE CHARGE

A Service Charge will be made to cover common costs relating to the property based on a fair proportion of any costs incurred if let separately.

VAT

The rent and service charges will not be subject to VAT.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly through the sole agents – **Simon Powell Commercial**

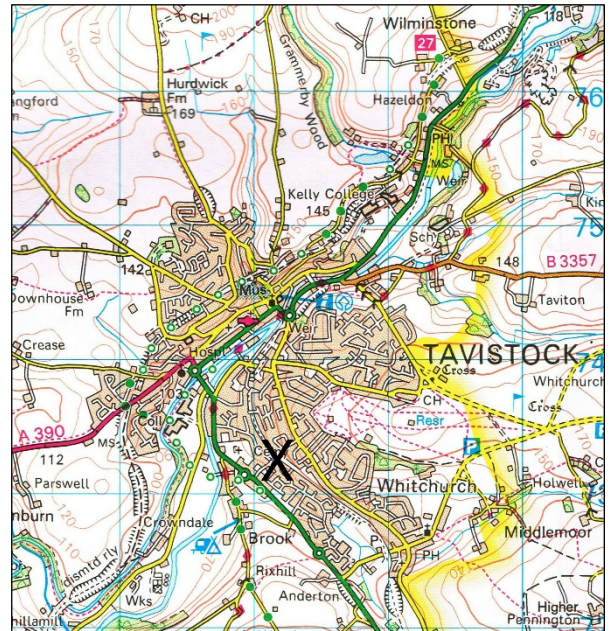
Contact: Simon Powell

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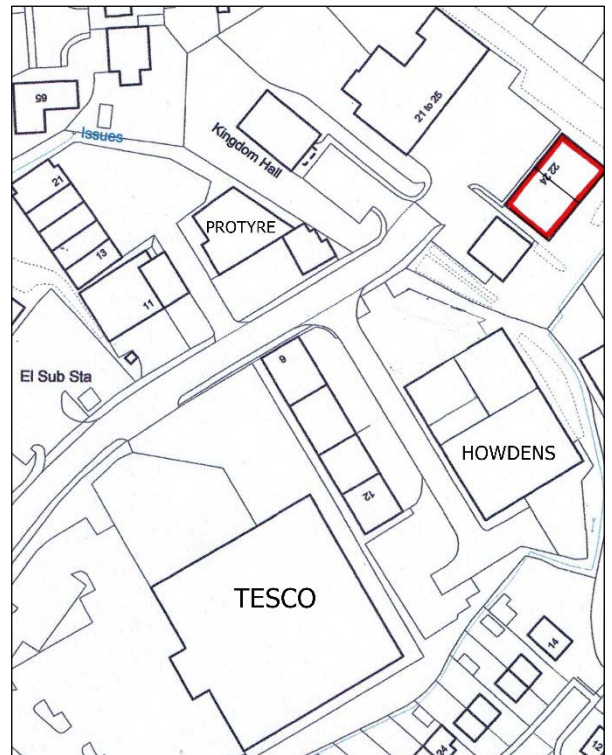
LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN

THE PREMISES ARE SHOWN APPROXIMATELY IN RED



VIEW TOWARDS PLYMOUTH ROAD



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