

TO LET



UNIT 15 BEECHWOOD WAY LANGAGE BUSINESS PARK

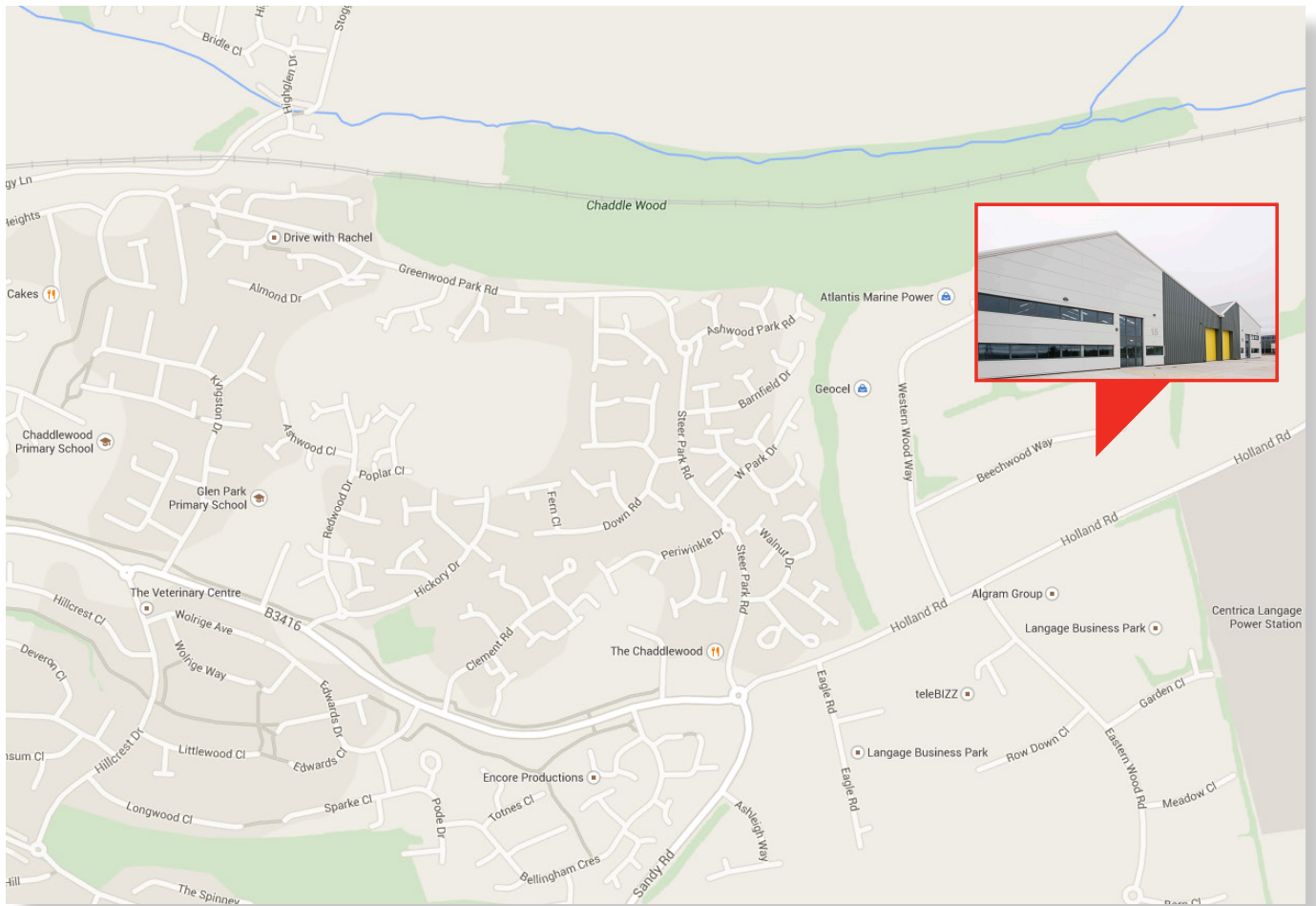
High quality industrial unit



PLYMOUTH
CITY COUNCIL

- Unit 15 measures 1,014sqm (10,916sqft)
- B1, B2 & B8 use
- Ample car parking and large service yard.
- The unit is located within easy access of the A38.
- Sustainable unit with roof incorporating solar panels

LOCATION



Location map c/o Google Images 2014

Langage Business Park is situated to the east of Plymouth, on the edge of the suburb of Plympton.

The Estate has good road communications with the Deep Lane junction of the A38 Devon Expressway located immediately to the south, which in turn gives access to the City of Plymouth and Cornwall to the west and Exeter and the M5 motorway network to the east.

Beechwood Way, Langage Business Park, Plympton, Plymouth PL7 5HH



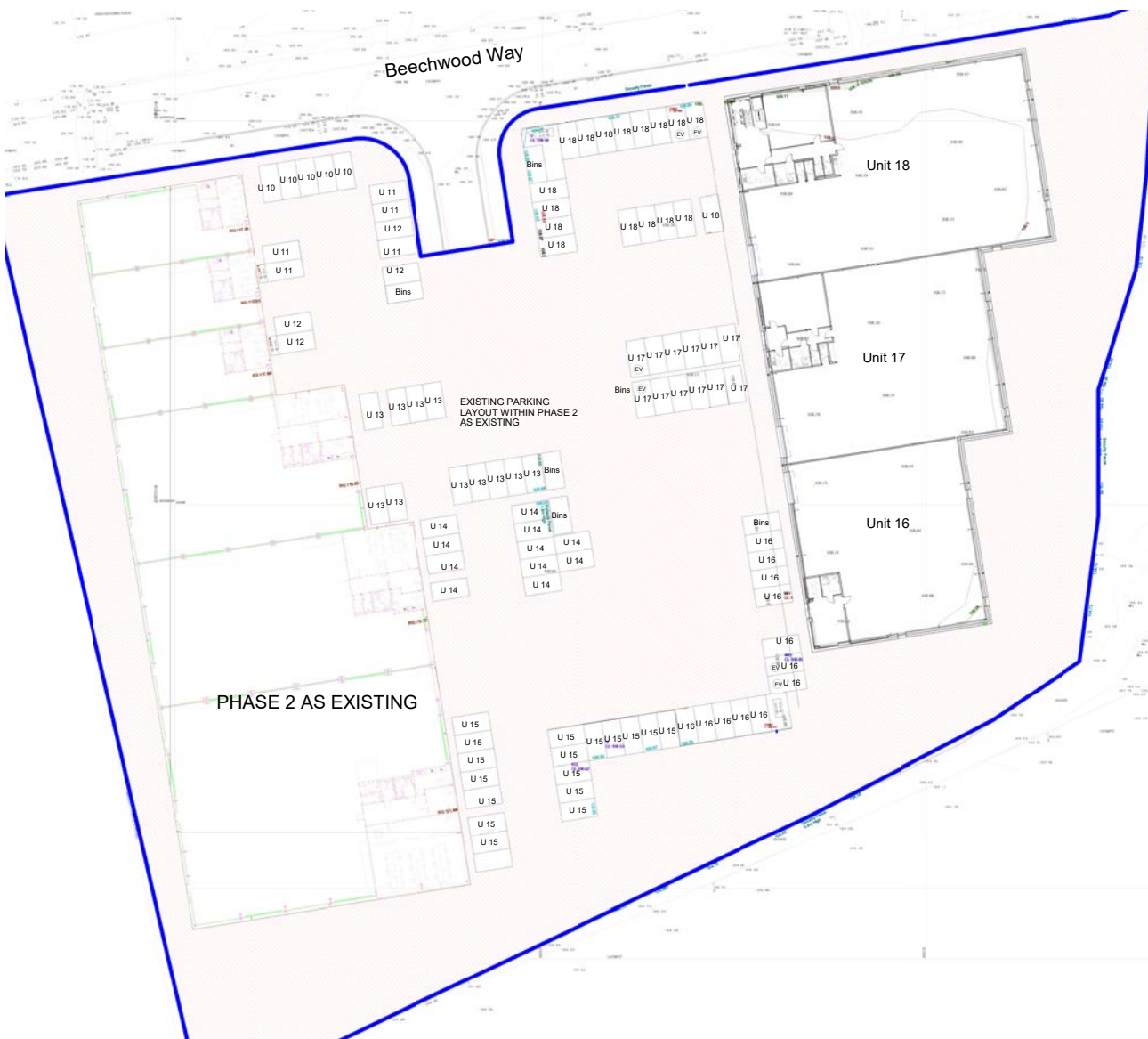
DESCRIPTION

Unit 15 is the largest property in the terrace and measures approximately 1,014sqm (10,916sqft) subject to final measure. The whole site benefits from a large service yard and concrete parking area. The site is secured with fencing to the perimeter and has gated access. The property is of steel frame construction and comprises insulated composite cladding to the elevations and roof (which incorporates the solar pv). Internally, the accommodation is finished to a high specification including:

- Male, female and accesible toilets
- Shower facilities
- Carpets, LED lighting throughout and perimeter trunking (including power and data sockets) to offices

- Flexible design to allow vertical or horizontal expansion of office accommodation
- Three phase electricity
- There is a 4m x 5m electrically operated insulated loading door with manual override.
- High levels of insulation
- Roof mounted solar PV panels
- Solar reflective glass
- External lighting to the yard area
- Recycling zones
- Large yard area to the front of the terraces and turning for 12.2m (40ft) articulated lorry
- Security alarm systems.

SITE PLAN



ACCOMMODATION

The property comprises of industrial accommodation with a ground floor office suite. Each unit has its own allocated car parking spaces including one disabled bay.

To the front of the unit is a modern open plan office suite, entrance lobby, kitchen facility, male and female WC's and an accessible facility with shower.

Unit Size

Unit No.	Actual GIA SqM (SqFt)
Unit 15	1,014sqm (10,916sqft)

RENT

Upon application.

VAT will be applicable.

PLANNING

The property has consent for B1, B2 & B8 use.

Prospective tenants are strongly advised to satisfy themselves that their proposed use for the premises is acceptable in planning terms. The prospective tenant is responsible for obtaining any necessary planning permissions, which may be required in connection with their proposed use of the premises.

For further information call
The Planning Department,
South Hams District Council
Follaton House, Plymouth Road
Totnes TQ9 5NE
01803 861122
planning@southhams.gov.uk

SERVICES

Mains water, drainage, gas and electricity are available and connected.

BUSINESS RATES

Please check with South Hams District Council. Business Rates assessment for 2023/24 is £74,500 per annum.

ENERGY PERFORMANCE CERTIFICATE

Unit 15 has an EPC rating of A, further reinforcing and evidencing the sustainable credentials of the property.

TERMS OF LEASE

Terms to be negotiated, on a Full Repairing and Insuring basis.

FURTHER INFORMATION AND VIEWINGS

For further information or arrange a viewing of the property, please contact Robert McGuffie of the Commercial Property Team on 01752 304627 or email robert.mcguffie@plymouth.gov.uk

SUBJECT TO CONTRACT

The particulars are set out as a general outline only for the guidance of intending lessees and do not constitute, nor constitute part of, an offer or contract.

All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given without responsibility and any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.