

PROPERTY FOR LEASE

Unit 12 Haxter Close, Belliver Industrial Estate,
Roborough, Plymouth PL6 7DD

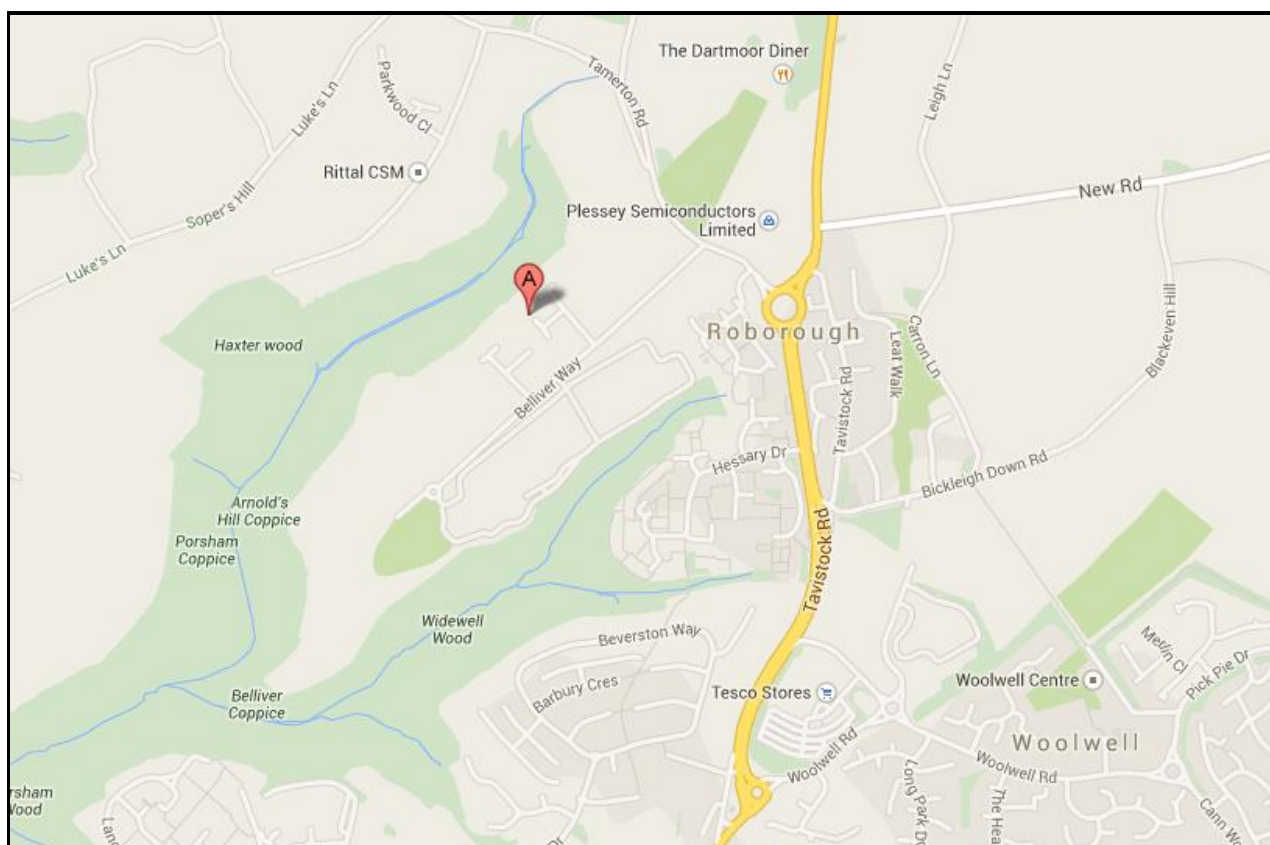


- Mid terrace corner unit in an established industrial area
- Approximately 516 sq. m. (5,554 sq. ft.) gross internal floor area
- Incorporating stores, an office/reception area and staff facilities
- Available on 6 year lease term with 3 year break and review
- Initial asking rent of £30,500 per annum, exclusive
- Ample parking and circulation space

LOCATION

The property forms part of the Council's Belliver Industrial Estate, which is situated a short distance from the Roborough roundabout on Tavistock Road (A386), one of the main arterial routes serving the city.

The Estate lies approximately 7 miles and 3.5 miles to the north of the city centre and the A38 Devon Expressway (dual carriageway), respectively, the latter of which provides connections to Cornwall and the wider road network, including the M5 motorway at Exeter. The approximate location of the unit is indicated on the plan below.



Google Maps - ©2015 Google (For identification purposes only)

DESCRIPTION

Haxter Close comprises a total of 13 industrial units, which are arranged within two blocks around a central courtyard providing parking, loading, external storage and circulation space. Unit 12 is situated in a mid terrace corner position within the northernmost block comprising 5 units.

The property comprises part block, part profile steel sheeted elevations under a corrugated pitched roof with translucent panels. Access to the unit is achieved via roller shutter and personnel doors on the front elevation.

ACCOMMODATION

The accommodation comprises an industrial unit measuring circa 516 sq. m. (5,554 sq. ft.) gross internal floor area.

The premises comprise open plan warehouse space with blockwork walled partitioning to create an office/reception area, stores and associated staff facilities.



RENT

The initial asking rent for the unit is £30,500 per annum (plus VAT, where applicable), exclusive of business rates and other associated outgoings.

PLANNING

The property is suitable for light industrial purposes only (B1 and B2).

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 contact Plymouth City Council's Planning Services, telephone 01752 304366

SERVICES

Mains water, drainage, gas and electricity are available and connected to the property.

BUSINESS RATES

Rateable Value £35,000.

From the valuation office website (www.voa.gov.uk) we understand that the current rateable value is £35,000 effective from 1st April 2023. Therefore making the approximate rates payable £17,465 per annum for 2024/2025.

Interested parties are advised to confirm the rating liability with Plymouth City Council.

TERMS OF LEASE

1. A term of 6 years, excluded from sections 24 – 28 of the Landlord and Tenant Act 1954, with a rent review on the 3rd anniversary of the term.
2. An initial rent of £30,500 per annum, payable quarterly in advance, exclusive of rates and other occupational outgoings. Specifically, the buildings insurance premium will be re-charged to the occupational tenant.
3. The tenant is to be responsible for all internal repairs, including doors, windows and the roller shutter door. The landlord will be responsible for external repairs to the building that will be rechargeable to the tenant under the service charge provision.
4. Assignment is permitted, subject to landlord's consent. Subletting is not permitted.
5. No structural alterations to the building will be permitted without landlord's consent.
6. Service charge will be payable for the maintenance of external building and common parts.
7. The tenant shall pay the landlord's professional expenses in preparing and executing the lease (estimated to be in the region of £960, plus VAT).

FURTHER INFORMATION AND VIEWINGS

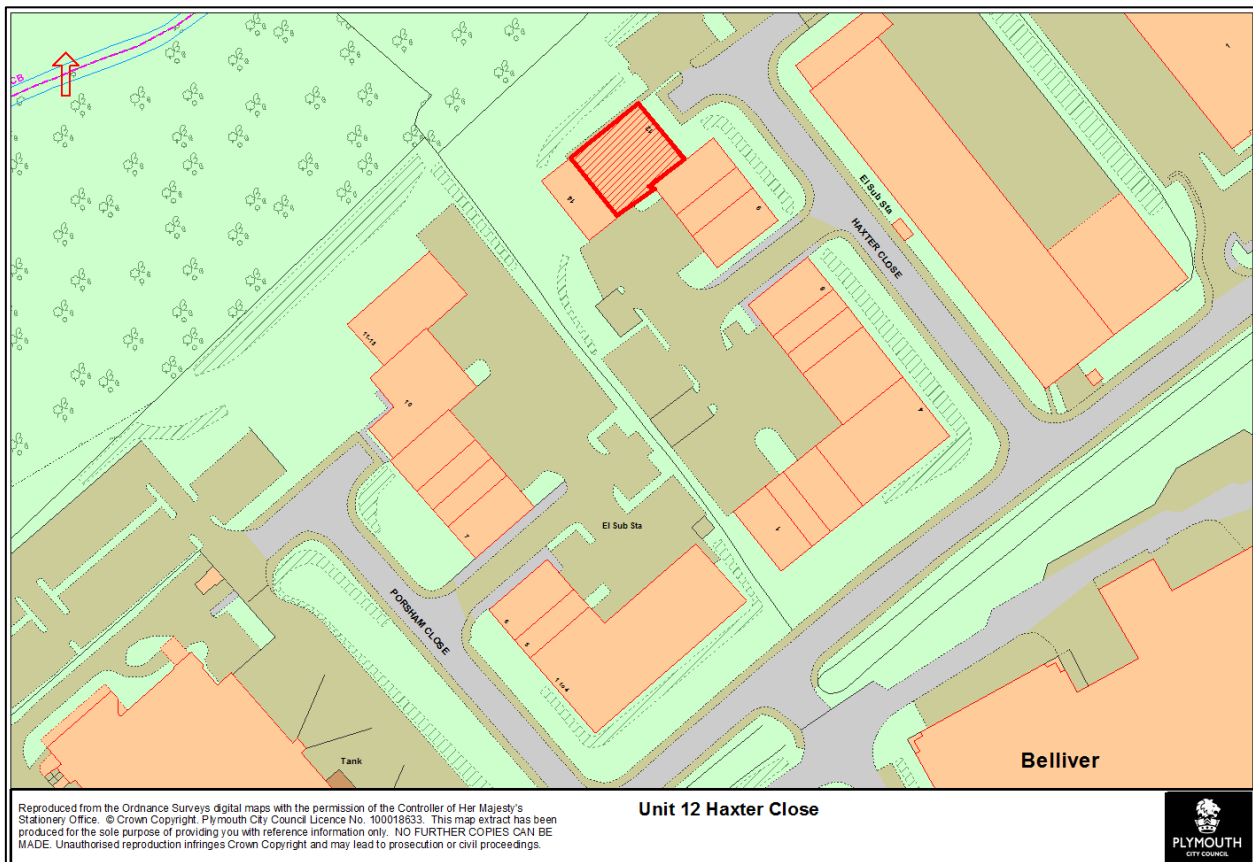
For further information or arrange a viewing of the property, please contact the Commercial Property Team on 01752 304161 or email Jonathan.mckinnel@plymouth.gov.uk

ENERGY PERFORMANCE CERTIFICATE

Energy rating 91. D

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK \(find-energy-certificate.service.gov.uk\)](https://www.gov.uk/find-energy-certificate.service.gov.uk)

SITE PLAN



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.