

FOR LEASE

Unit 1, Western Wood Way

Langage Business Park

Plympton

Plymouth, PL7 5BG



PRODUCTION / WAREHOUSE / INDUSTRIAL

**61,063 sq ft (5,673.00 sq m)
on 4.03 acres (1.63 ha)**

- + Modern detached production / warehouse / industrial unit.
- + Single pitched roof with 10% translucent roof panels and LED lighting.
- + 8.18m eaves height, 7.01m minimum clear height, 11.11m to the apex.
- + Integral two storey offices, with separately accessed dedicated car park
- + Three ground level access roller shutter loading doors to dual access yard.
- + Large corner landscaped site with approximately 35% site coverage.
- + Well located within one mile of the A38 Devon Expressway via B3416.
- + Other nearby occupiers include DX, Smiths News, Dreams, Amey, Encon Insulation



CONTACT US

PHILIP CRANSTONE

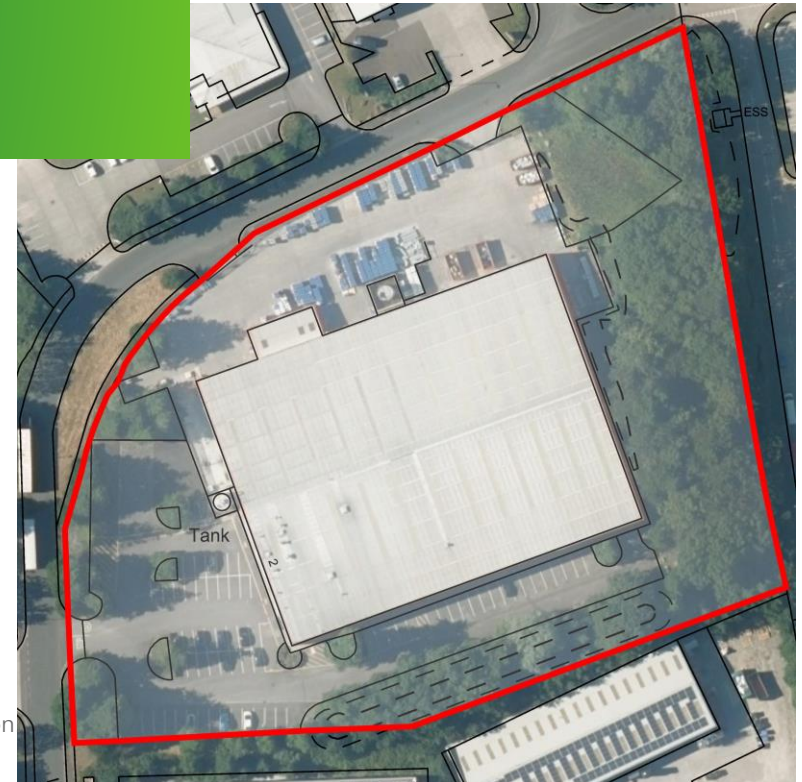
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PROPERTY OVERVIEW

DESCRIPTION

- + Modern detached production / warehouse / industrial unit.
- + Steel portal frame construction, with profile metal sheet clad elevations.
- + Single pitched roof with 10% translucent roof panels and LED lighting.
- + 8.18m eaves height, 7.01m minimum clear height, 11.11m to the apex.
- + Integral two storey offices, with separately accessed dedicated car park.
- + Three ground level access roller shutter loading doors to dual access yard.
- + Large corner landscaped site with approximately 35% site coverage.

ACCOMMODATION

The Property has been measured in accordance with the RICS Code of Measuring Practice (6th edition) as follows:

Accommodation	Sq M	Sq Ft
Warehouse / Offices / Ancillary	5,012.30	53,951
First Floor Offices / Ancillary / Plant Rooms	660.70	7,112
Total GIA	5,673.00	61,063
Site Area	1.63 ha	4.03 acres



SERVICES

We understand that mains services are provided to the property including water, drainage, gas, and 3 phase electricity.

ENERGY PERFORMANCE

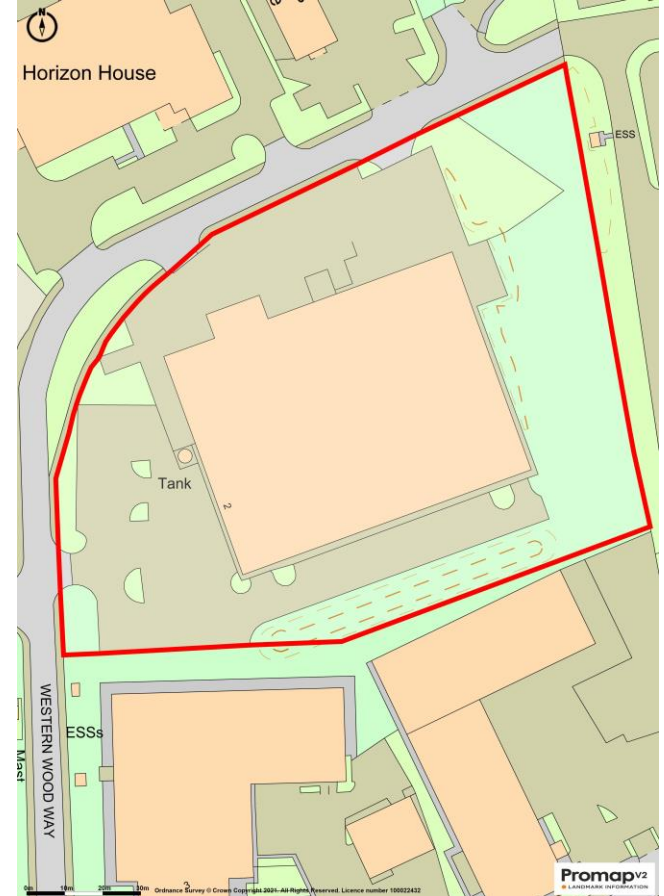
A full Energy Performance Certificate (EPC) is available upon request. The property has been given an EPC rating of D (88).

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FURTHER INFORMATION

PLANNING

The property is suitable for Class B1(c) Light Industrial (Class E(g)), and Class B2 General Industrial purposes. Interested parties are advised to make their own enquiries with the local planning authority.

RATEABLE VALUE

The property is listed in the Valuation List 2017 as Factory and premises, with a Rateable Value of £213,000.

ESTATE SERVICE CHARGE

An Estate Service Charge and Building Insurance will be payable, towards the management and maintenance of the common parts.



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TENURE

The property is held by way of an existing Full Repairing and Insuring (FRI) lease, expiring 30th May 2024 and within the Landlord & Tenant Act 1954. The property is available by way of an assignment or a new Full Repairing and Insuring (FRI) sublease, subject to status.

RENT

Upon application.

VAT

All figures are quoted exclusive of VAT which will be charged at the appropriate rate.

LEGAL COSTS

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

ANTI-MONEY LAUNDERING

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

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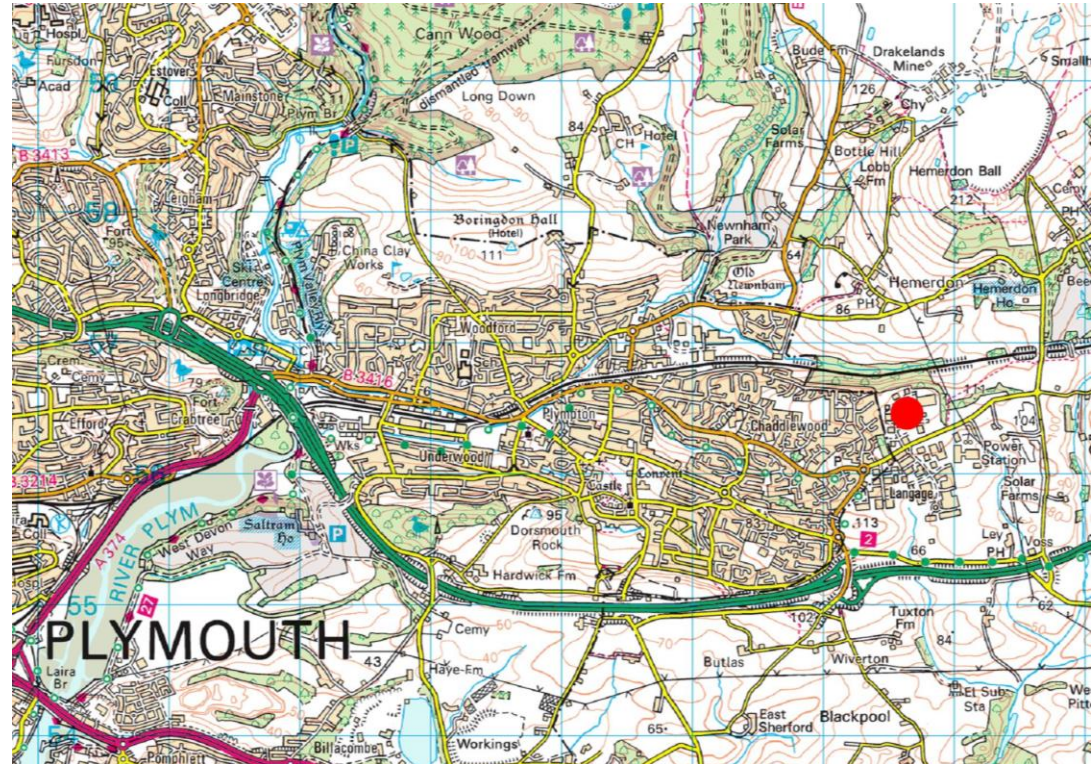
LOCATION PL7 5BG

SITUATION

- + Situated on large corner landscaped site within modern business park on the eastern side of Plymouth.
- + Well located within one mile of the A38 Devon Expressway via B3416 and Holland Road.
- + Other nearby occupiers include Underhill Engineering, DX, Smiths News, Dreams, Amey, Encon Insulation.

TRAVEL DISTANCES

- + Plympton – 1.00 mile (1.70 km)
- + A38 Devon Expressway – 1.00 mile (1.60 km)
- + Plymouth City Centre – 7.90 miles (12.70 km)
- + Exeter – 38.80 miles (62.50 km)
- + Bristol – 115 miles (185 km)
- + London – 210 miles (338 km)



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