



Sanderson  
Weatherall

# TO LET

HIGH SPECIFICATION  
DETACHED UNIT

Unit 2 Drakes Court  
Eagle Way  
Langage Business Park  
Plymouth  
PL7 5JY



Plymouth - 01752 936101  
[sw.co.uk](http://sw.co.uk)



## DESCRIPTION

The premises is a modern, detached unit of steel portal frame construction offering a warehouse and ground and first floor office areas. The property has a 6m minimum eaves height and benefits from a roller shutter door and loading bay. Parking is available for 14 cars.

## ACCOMMODATION

All areas and dimensions stated are Gross Internal Area in accordance with the RICS Code of Measuring Practice.

	Sq ft	Sq m
Warehouse	3616	335.89
Loading Bay	484	44.99
Ground Floor Office	1180	109.60
First Floor Offices	974	90.53
<b>Total</b>	<b>6254</b>	<b>581.01</b>





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## TERMS

Available by way of a new full repairing lease at an initial rent of £55,000 pax.

## SERVICES

Mains water, electricity and gas services are connected to the building.

## SERVICE CHARGE

A service charge will be levied for the upkeep and maintenance of the common parts.

## PLANNING USE

Planning use Class E, B2 and B8.

## ENERGY PERFORMANCE CERTIFICATE

EPC - C62

Certificate number - 0784-8640-8616-2897-9376

## BUSINESS RATES

Assessed as factory and premises, the premises have a rateable value of £46,000 per annum (2023 Rating List).

## VAT

All figures quoted are exclusive of VAT where applicable.

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.



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## LOCATION

Plymouth is the largest city in the south west of England; located 220 miles south west of London, 112 miles south west of Bristol and 45 miles south west of Exeter. Language Business Park is Plymouth's leading industrial and distribution location. Situated within Language Business Park, Drakes Court consists of 4 detached units. Other occupiers in the area include Princess Yachts, Knowhow, Fergusons Transport, Audi SW and Williams Southern.

Drakes Court is located approximately 1 mile north of the Ridgeway, Plympton's main retail centre and four miles east of Marsh Mills roundabout. Connection to the A38 Devon Expressway is less than 1 mile away. Plymouth city centre is located approximately 8 miles by road to the west.

## VIEWING & FURTHER INFORMATION

To arrange a viewing or for further information please contact Ashleigh Phillips, Ian LeGrice or Heather Branson

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