



Sanderson
Weatherall

TO LET

MODERN WAREHOUSE
WITH OFFICE

81 St Modwen Road
Parkway Industrial Estate
Plymouth
PL6 8LH



Plymouth - 01752 936101
sw.co.uk



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DESCRIPTION

A prominent modern manufacturing / warehouse building in established commercial location, includes modern office fit-out.

The property comprises a modern semi-detached unit which fronts on to St Modwen Road. The property is of steel portal frame construction with an eave height of approximately 6m to apex, which provides excellent internal height for storage and distribution related uses. The property benefits from a roller shutter door and personnel doors to the front and side elevations. The unit benefits from quality office accommodation with two large open plan offices and a number of separate offices / meeting rooms. The facilities include a kitchenette and separate male and female WCs.

Externally the property has a yard and loading area along with 8 car parking spaces.

TERMS

A light industrial/warehouse unit available on the basis of a new full repairing and insuring lease at an initial rent of £35,000 pax.

SERVICES

All mains services are connected to the premises. Please note we have tested the apparatus and interested parties are invited to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

Rating - C 75



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ACCOMMODATION

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

	Sq ft	Sq m
Ground Floor Warehouse / Office	3,209	298.15
First Floor Offices	1,283	119.19
Mezzanine	712	66.17
Total	5,207	483.51

BUSINESS RATES

The properties have been assessed as WORKSHOP AND PREMISES and have the following Rateable Value, £34,000.

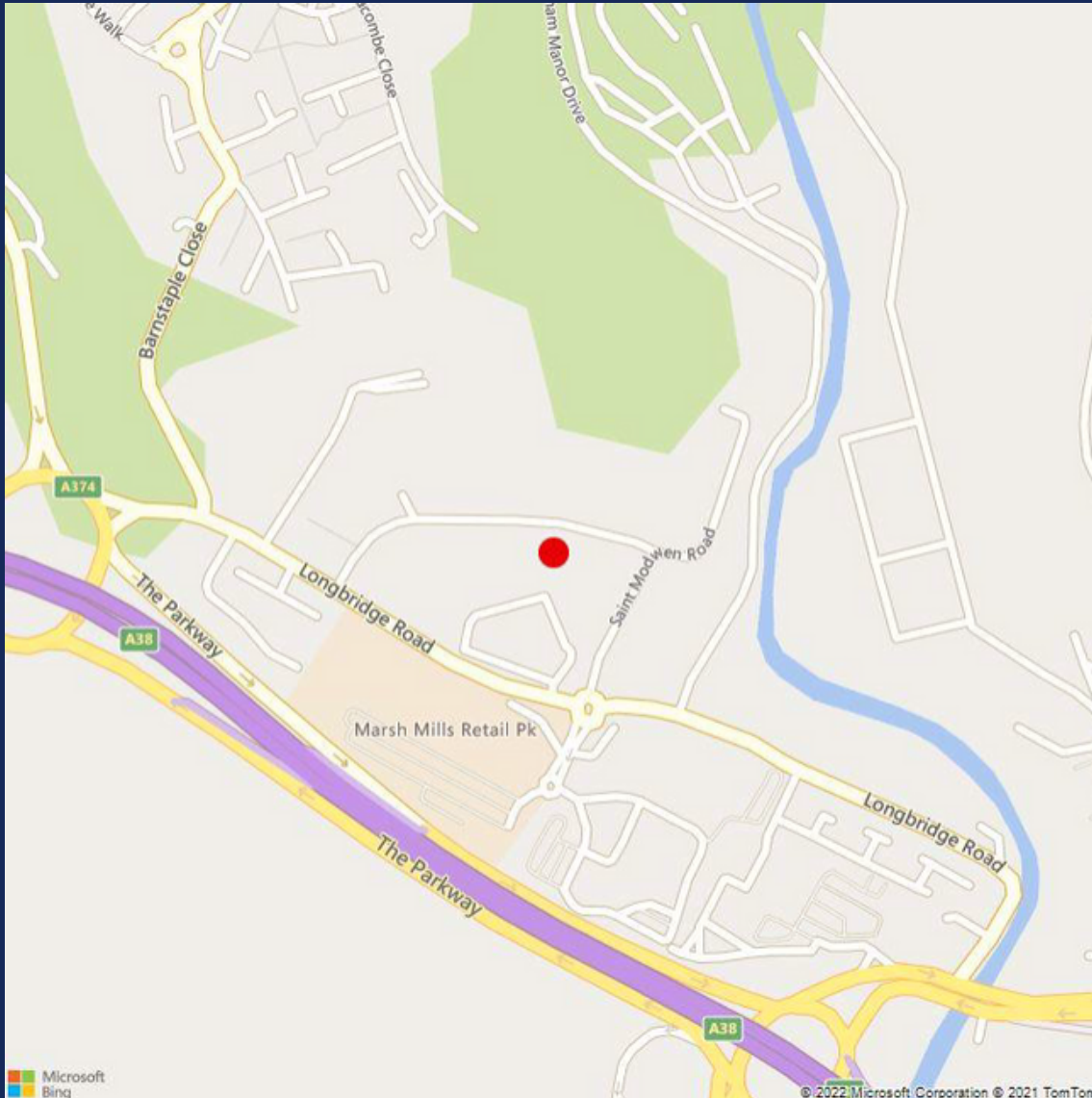
VAT

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 Devon and Cornwall and one of the largest regional centres in the Southwest with a residential population of approximately 250,000.

Exeter is some 50 miles to the north-east. Plymouth also benefits from a railway station on the main Penzance to Paddington line and a cross channel ferry terminal.

The property is located on Parkway Industrial Estate which accommodates a number of large trade based occupiers and industrial / distribution companies. Parkway Industrial Estate is situated in a strategic location which benefits from ease of access to A38, providing access to Plymouth City Centre along with the Exeter and Cornwall.

VIEWING & FURTHER INFORMATION

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

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