



WORKSHOP/STORES EXTENDING TO 2689 SQ. FT. (250 SQ. M.)
WITH YARDVEHICLE PARKING FOR UP TO 8 CARS

**LEE MOOR STORES
LEE MOOR
PLYMOUTH
PL7 5JP**

£10,000 Per Annum

www.jefferys.uk.com



OFFICES AT LISKEARD • LOSTWITHIEL • ST AUSTELL

DESCRIPTION

Three workshops with yard space situated on the edge of Lee Moor.

ACCOMMODATION (all measurements are approximate)

WORKSHOP 1 (GIA 436ft² / 41m²)

Room 1 – 3.52 x 2.65(m)

Room 2 – 3.52 x 2.62(m)

Room 3 – 3.52 x 2.64(m)

Room 4 – 3.52 x 3.61(m)

WORKSHOP 2 (GIA 902ft² / 84m²)

Workshop – 11.25 x 4.88(m) – roller shutter door 2.45m wide x 2.99m high now with uPVC double glazed doors.

Office – 4.88 x 2.50(m)

Lean to – 4.11 x 5.37(m)

WORKSHOP 3 (GIA 1350ft² / 125m²)

Workshop – 12.34 x 8.22(m) – sliding door 2.43m wide x 2.55m high - part mezzanine over

Store – 5.84 x 4.11(m)

OUTSIDE

Parking and yard areas surrounding the buildings.

SERVICES

Mains electric and water are available upon request.

There is no drainage or toilet facility.

RATEABLE VALUE

The Licence Fee includes Business Rates

LETTING TERMS

A licence is offered on the following terms (subject to contract):-

1. One year term.
2. Workshops immediately available.
3. Licence Fee £10,000 +VAT PA to include Business Rates.
4. Licensor to maintain insurance over on the building.

5. Licensee to maintain the interior of the premises in the same condition as at the beginning of the lease.
6. Licensee will be liable to pay the electric and water charges.
7. The licensee is required to contribute £350 plus VAT to the landlord's agents costs in preparing the licence.



DIRECTIONS

From the Plymouth Parkway Road roundabout, take the first exit onto Glen Road. At the next mini roundabout take the second exit. Continue over the next mini roundabout and at the next, take the first exit onto Strode Road. At the roundabout take the second exit onto Newnham road and take the turning on the left signposted to Lee Moor. Follow this road for approximately two miles where the buildings will be found on the left hand side just before the sharp bend.

For viewing arrangements and further particulars, please contact the Agents – **JEFFERYS** - **01579-342400**

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