



# To Let

## 16 Barn Close, Plympton, Plymouth, PL7 5HQ

Substantial semi-detached industrial unit

Popular location just off the A38 close to  
Plymouth

Open plan warehouse and mezzanine office  
space

Recently refurbished throughout

Total unit size 854.84 sq m / 9201.49 sq ft

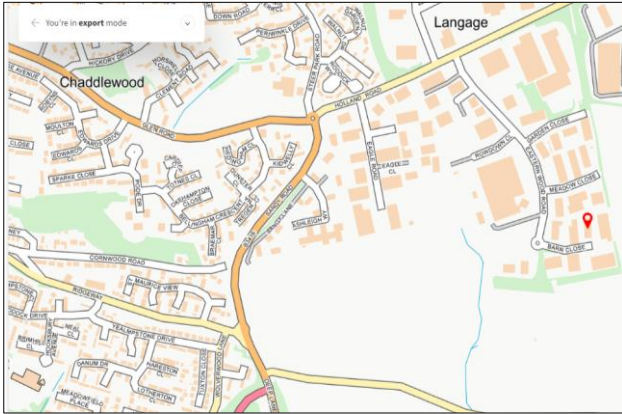
Large yard space to the side and ample  
parking to the front.

Viewing by prior appointment with  
Gavin Sagar or Chris Ryland

**(01752) 670700**

[gavins@sccplymouth.co.uk](mailto:gavins@sccplymouth.co.uk)

[chrisryland@sccplymouth.co.uk](mailto:chrisryland@sccplymouth.co.uk)



## Location & Description

The subject property is located on the Langage Industrial Estate in Plympton an established trading estate being approximately 7 miles from Plymouth City Centre. Located just off the A38 providing easy access to Plymouth, Exeter and the M5 the estate is principally a manufacturing estate with a science park and nearby power station with additional land earmarked for industrial expansion.

A fully refurbished industrial unit comprising an open plan warehouse with a 6 metre eaves height and a 4 metre x 4 metre roller shutter door. To the front of the unit there are modern ground and first floor offices with contemporary fitted WC facilities plus an additional mezzanine floor providing a contemporary fitted dining kitchen area. There is a large yard area to the side of the unit measuring approximately 30 metres x 15 metres along with a substantial parking directly in front.

## Accommodation

(all areas and dimensions are approximate and are measured on a net internal basis unless otherwise stated)

Total: 854.84 sq m 9201.49 sq ft

## Tenure

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms. The quoting rental is to be £70,000 PAX.

## Rateable Value

We understand that the property is shown in the 2023 Rating List has having a rateable value of £41,750. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at [www.voa.gov.uk](http://www.voa.gov.uk).



## Energy Performance Certificate (EPC)

The EPC rating for the property is D (95)

## VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

## Legal Costs

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

The landlord supports the code for leasing business premises in England and Wales 2007.

Ref: 14623 (October 2023)



### Plymouth Office

Farrer Court, 75 North Hill, Plymouth PL4 8HB

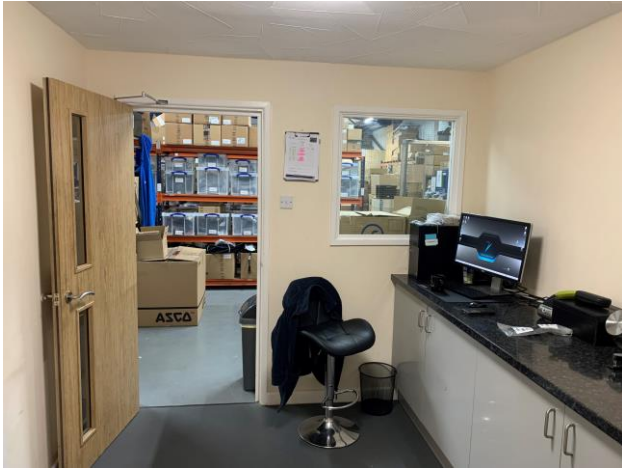
Tel: 01752 670700

Fax: 01752 221655

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- i. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- ii. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;
- iii. No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.





**Plymouth Office**

Farrer Court, 75 North Hill, Plymouth PL4 8HB

Tel: 01752 670700

Fax: 01752 221655

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- iv. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- v. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;
- vi. No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.