



To Let

Unit A, 3 Richmond Walk,
Stonehouse, Plymouth,
PL1 4LL

Substantial Industrial unit originally fitted
as a sail loft

Well-located for marine related uses

Total unit size: 294.45 sq m / 3,164 sq ft

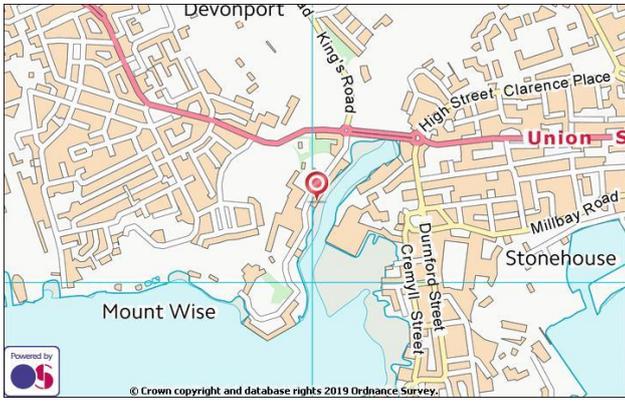
Parking immediately in-front of the building

Asking rent: £12,000 PAX

Viewing by prior appointment with
Gavin Sagar or Steve Matcham

(01752) 670700

gavins@sccplymouth.co.uk /
stevem@sccplymouth.co.uk



Important Note

The premises have a limitation of maximum 5 employees on site at any one time and interested parties should take this into account in considering any proposals.

Entrance and access to the premises is limited to double UPVC doors and steps. The premises are not suitable for any motor trade uses.

Rateable Value

We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk.

Energy Performance Certificate (EPC)

The EPC rating for the property is D(84)

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: 14940 (May 2024)

Location & Description

Plymouth is the largest city in Devon and Cornwall and one of the largest regional centres in the South West with a residential population of approximately 250,000 inhabitants which is projected to rise within the next 10 years to approximately 300,000. Plymouth is situated on the border with Cornwall in the picturesque county of Devon and is easily accessible with the main A38 located circa 2 miles north of the city centre, running west into Cornwall over the Tamar Bridge and connecting with the M5 motorway at Exeter 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 premises comprise part of a larger industrial unit of steel portal frame construction with pitched roof. The workshop has a specialist floor suspended and boarded, originally fitted as a sail loft with provision for sail making sewing machines let into the floor. The accommodation is currently laid out as a clear span workshop at ground floor level but could potentially be divided by demountable studwork walls (subject to Lessor's consent) to create differing working areas, office and staff facilities.

A mezzanine storage floor enhances the clear span working area.

Accommodation

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

Ground Floor Workshop	196.53 sq m	2,115 sq ft
Office	10.92 sq m	117 sq ft
Mezzanine Storage	74.00 sq m	792 sq ft
Entrance Circulation	13.00 sq m	140 sq ft
Total:	294.45 sq m	3,164 sq ft

Tenure

The premises are available by way of a new lease, for a term of 6 years, on effective internal repairing and insuring terms. The quoting rental is £12,000 pa exclusive. The tenant will make a proportionate contribution to service charge. Full details available on request.



Plymouth Office

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