



# To Let

38A George Place,  
Plymouth, PL1 3NY

Industrial / warehouse unit in central  
Plymouth

Majority open plan with mezzanine office

Ample parking on site

Total unit size: 2447.73 sq ft

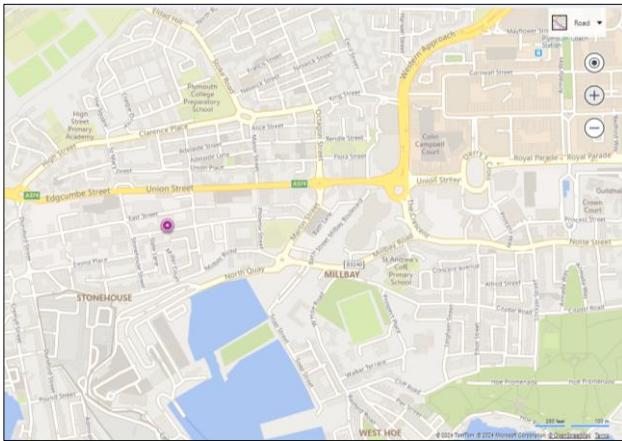
Asking rent: £17,000 per annum

Viewing by prior appointment with  
Gavin Sagar or Chris Ryland

**(01752) 670700**

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## 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.

A well located industrial/warehouse unit with a majority open plan warehouse and mezzanine office above. Pedestrian door access and roller shutter door access. Ample parking immediately to the front of the unit.

## Accommodation

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

Total 2447.73 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 £17,000PAX.

## Rateable Value

We understand that the property is shown in the 2023 Rating List has having a rateable value of £14,500. 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 TBC

## 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: 14966 (June 2024)



### Plymouth Office

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