



TO LET

On the instructions of Devonport
Community Lands Trust Ltd

**Unit 3, Riverside Business Park,
New Passage Hill, Devonport,
Plymouth PL1 4SN**

Summary

66.3 sq m 713 sq ft

- Light industrial / warehouse unit
- Ideally located close to Dockyard
- 5.8m width x 11.6m depth

**William
Lean**

Commercial
Property and
Development
Consultants

Tel 01752 228800

www.williamlean.com

Mount Wise House, 1 Discovery Road
Plymouth, PL1 4QU

Location

New Passage Hill is located directly off the A374 Pottery Road leading to the Torpoint Ferry terminal. It is close to the main entrances to Devonport Dockyard and the Oceansgate Enterprise Zone and approximately one and a half miles west of Plymouth city centre.

Description

The property is a mid-terrace unit with profile insulated steel sheet roof cladding, rendered elevations and reinforced concrete floor. There is a manual sectional overhead goods door and separate personnel front door. Internally the premises comprise a main L-shaped production / warehouse area with disabled access WC, and small office area. The Business Park has CCTV monitoring.

Accommodation

The building comprises a Gross Internal Area (ground floor) of: 66.3 sq m (713 sq ft). There is on site car parking provision for two vehicles.

Services

Mains Electricity (including 3 phase), Water and Drainage services are connected to the premises. No services have been tested.

Business Rates

The premises are currently assessed as Store & premises with a Rateable Value of £5,600 – April 2023. Occupiers may be entitled to 100% rate relief but should make their own enquiries via Plymouth City Council.

Energy Performance Certificate

The building has an EPC rating within Band D and a score of 100 and is valid until March 2032.

Proposal

The property is available by way of a new lease for 3 years on equivalent full repairing and insuring terms. The landlord is responsible for external repairs and maintenance and buildings insurance and recovers the cost through service charge payable quarterly in advance.

Rent

The commencing rent will be £6,750 per annum exclusive payable monthly in advance. A rent deposit equivalent to 3 month's rent will be held by the Landlord for the period of the Lease.

Legal Costs

The ingoing Tenant will pay £200 plus VAT towards the cost of preparing and completing the Lease document.

Money Laundering Regulations

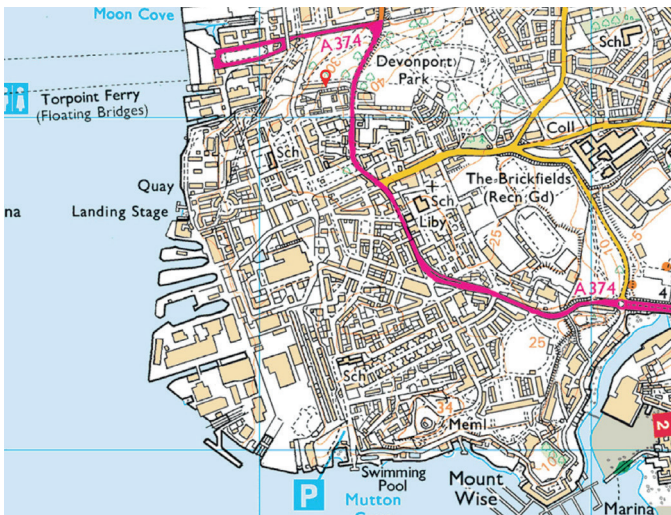
Under the Money Laundering Regulations 2017, the Agents will require any incoming tenant to provide proof of identity and address prior to completion.

Code for Leasing Business Premises

Interested parties are advised to seek professional advice before entering into Lease negotiations and should refer to the RICS Code for Leasing Business Premises.

VAT

All figures quoted are exclusive of VAT which will be charged.



Viewing and Further Information
Strictly through the Sole Agents.
Please contact:



Contact William Lean
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E: info@williamlean.com

Subject to Contract – The particulars are set out as a general outline only for the guidance of intending lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given without responsibility and any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.