



OCEAN QUAY, RICHMOND WALK

Plymouth, Devon, PL1 4LL

BK | Bruton Knowles est. 1862

OCEAN QUAY, RICHMOND WALK

Plymouth, Devon, PL1 4LL

Bruton Knowles, Plumer House, Tailyour Road,
Plymouth, PL6 5DH

Mark Slade 01752 936101

Mark.slade@brutonknowles.co.uk

RENT ON APPLICATION – FLEXIBLE LEASE TERMS

LOCATION

The City of Plymouth has developed into the principal conurbation in Devon having a population in excess of 250,000 and is the largest City in the South of England, West of Bristol. The City offers a range of retail, business and leisure amenities, together with the principal source of employment, namely Devonport Dockyard. The City forms part of the National Rail Network being located on the Penzance to Paddington mainline and has various links to European destinations.

The premises are located in Richmond Walk, Stonehouse, Plymouth, the location being approximately 1.5 miles west of Plymouth City Centre close to Millbay Docks, Mayflower Marina and the waterfront.

DESCRIPTION

The property comprises a site with two in number detached warehouses / industrial units of steel portal frame construction with profile steel cladding incorporating approx 10% translucent roof-lighting and power floated concrete floated floor. The property is located less than a mile to the west of the city centre and it forms part of Plymouth's historic waterfront, with views of the impressive Royal William Yard and Plymouth Sound. It is a cul-de-sac comprising a mixture of residential, leisure and commercial occupiers.

The site measures approximately 0.4ha and comprises two buildings of 1,474sqm and 1,603sqm (total c.33,100sqft) with a large car park.

Unit 2 is a single property, but Unit 1 is divided into 12 units. These can be combined if necessary. The planning use class is B1/B8 (permission granted in 2005 and 2007).

The accommodation can be further divided to provide units, preferably no less than 150m² (1615ft²). This would be dependant on lease terms and the Use of the premises.

Externally there is parking for in excess of 40 vehicles

ACCOMMODATION

All areas and dimensions stated are in accordance with the Code of Measuring Practice

	sq ft	sq m
Ruling 1	5,866	474
Ruling 2	7,264	603
Total (GIA Approx)	33,120	3077

ENERGY PERFORMANCE CERTIFICATE

EPC commissioned

VAT

All figures quoted are exclusive of VAT

TENURE

The premises are available by way of new full repairing and insuring leases, length negotiable with a contribution to a service charge to maintain the common areas.

BUSINESS RATES

Please visit our website for more information on the current Rates Assessment for the individual units. Alternatively please check the VOA website for further details.

www.gov.uk/government/organisations/valuation-office-agency

VIEWING

By appointment with the SOLE AGENTS

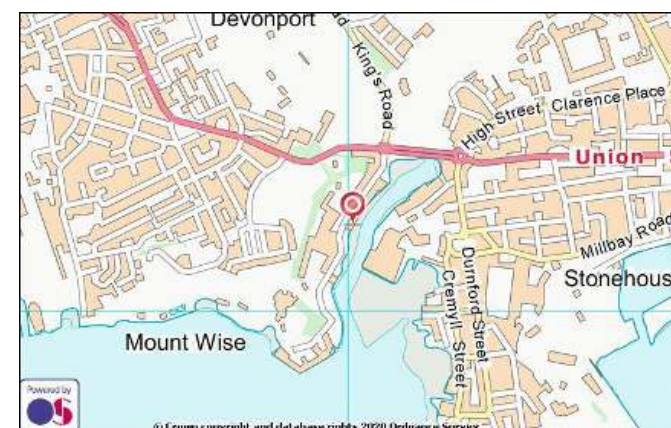
Bruton Knowles

Contact: Mark Slade

Tel: 01752 936101

E-mail: mark.slade@brutonknowles.co.uk

LOCATION PLAN



Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must carry their own inspection or otherwise.

OCEAN QUAY, RICHMOND WALK

Plymouth, Devon, PL1 4LL

Bruton Knowles, Plumer House, Tailyour Rod,
Plymouth, PL6 5DH

Mark Slade 01752 936101

Mark.slade@brutonknowles.co.uk



BK | Bruton
Knowles

est.1862