

HAWTHORNE HOUSE, DARKLAKE VIEW

Estover, Plymouth, PL6 7TL

BK Bruton Knowles est.1862

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

Mark Slade 01752 936101
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TO LET – WAREHOUSE/INDUSTRIAL

LOCATION

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 property is situated at the end of Darklake View and is accessed off the Plymbridge Road, which leads to the A386 Plymouth to Tavistock Road. Darklake View is approximately 5 miles north of Plymouth City Centre and is close to both Estover Industrial Estate and Plymouth International Airport. Estover benefits from good public transportation links with the George Park and Ride within close proximity and a good public transport network system..

DESCRIPTION

The premises comprise a manufacturing and warehouse facility with staff welfare facilities and offices. The premises are of steel portal frame construction with profiled steel clad elevations and roof covering with approximately 20% translucent roof lights. Internal block work walls to the warehouse/manufacturing area to a height of 2.8m. There is a power float concrete floor throughout the warehouse/manufacturing area.

The unit is serviced by a roller shutter door, there is a substantial yard area with parking shared with the neighbouring office occupiers.

BUSINESS RATES

The properties have been assessed as WORKSHOP AND PREMISES and have the following Rateable Value, £24,750

ACCOMMODATION

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

	Sq ft	Sq m
WAREHOUSE/WORKSHOP	4127	383.4
OFFICE	252	23.4
Total (GIA Approx)	4380	406.8

ENERGY PERFORMANCE CERTIFICATE

EPC commissioned

VAT

All figures quoted are exclusive of VAT

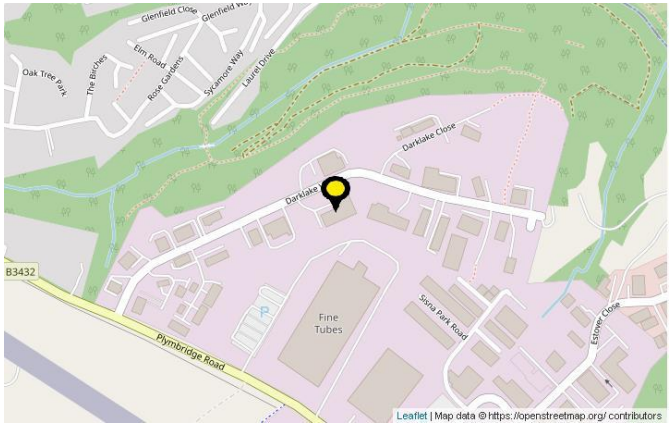
TERMS

Available by way of an effective full repairing and insuring lease at an initial rent of £26,500 per annum.

VIEWING

By apointment with the SOLE AGENTS
Bruton Knowles
Contact: Mark Slade
Tel: 01752 936101
E-mail: mark.slade@brutonknowles.co.uk

LOCATION PLANS





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 satisfy themselves by inspection or otherwise

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