



Unit 1E Riverside Business Park

New Passage Hill, Devonport, Plymouth, PL1 4SN

BK | Bruton Knowles

est. 1862

www.brutonknowles.co.uk

CODE 5312

Unit 1d Riverside Business Park

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

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RENT ON APPLICATION

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. There are regular bus services to the City Centre (approx. 2 miles) and the Devonport railway station (Gunnislake line) is within half a mile.

DESCRIPTION

The unit is available for immediate occupation and comprises 1001 sq ft of gross space divided into a main warehouse / production area, unisex/disabled WC, kitchen and 2 offices. The unit also benefits from separate roller shutter and pedestrian doors, gas fired central heating through radiators to the offices and Ambi-rad heating to the workshop and security alarm. The site is also monitored by CCTV..

ACCOMMODATION

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

	Sq ft	Sq m
Total (GIA Approx)	1001	93

ENERGY PERFORMANCE CERTIFICATE

EPC Rating B

VAT

All figures quoted are subject to VAT

TENURE

Available by way of new flexible length lease. A service charge is levied for the maintenance of the common parts.

VIEWING

By appointment with the SOLE AGENTS

Bruton Knowles

Contact: Mark Slade

Tel: 01752 936101

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

LOCATION PLAN



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