



MARSHALL ROAD, PLYMPTON

Plymouth, PL7 1YB

BK | Bruton Knowles est. 1862

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

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FREEHOLD - £2,500,000 OIRO

LOCATION

The estate benefits from good road communications with the Deep Lane junction of the A38 Devon Expressway within 1 mile. This in turn gives access to Plymouth to the west and Exeter and the national motorway network to the east.

Plymouth is the largest city west of Bristol, with a population of 250,000 (and 350,000 in the 30 min TTWA). The city is served by a continental ferry port, a mainline railway station with services to London Paddington in just over 3 hours and the A38 dual carriageway which links Plymouth to Exeter and the motorway network at the M5, 35 miles to the east.

The site is located within an established industrial, trade counter and distribution centre close to the Marsh Mills interchange of the A38 DevonExpressway less than 1 mile away in a westerly direction. This route gives good access to Exeter and the national motorway network to the east and Cornwall to the west.

The site is surrounded by Chantry Mill Business Park to the south and railway sidings and the the main Plymouth to London rail link to the north.

DESCRIPTION

The building was constructed approximately 40 years ago and is of steel portal frame construction with profiled steel cladding to the elevations and roof coverings. The building has an eaves height of 6.5 meters and a roof pitch in excess of 8 meters.

It is served by three roller shutter doors, separate customer entrance and the site benefits from part tarmac/part concrete/part stone chipped yard area to the exterior.

Internally the premises comprise the following accommodation.

2 storey office accommodation

Trade counter/retail area

Warehouse for the display, storage and sale of caravans/caravettes and ancillary items

Workshop for maintenance and servicing of vehicles

Parts store and online retail store distribution

External customer and staff car parking

Additional external yard and storage for in excess of 80 vehicles

30KW solar power system to the building roof

The pedestrian access to the premises gives way to the main retail/trade counter area. Within this staff and customers toilets are situated, administration offices and customer meet and greet offices with full height glazing.

The rear of this area provides access to the main showroom and beyond this the store and online retail distribution area.

Adjacent to the retail area is the main workshop served by a single, full height roller shutter door. This area can accommodate 8-10 caravans.

The remainder of the warehouse is employed to provide an additional sales area as well as storage of customer caravans.

The unit benefits from 3 phase power, substantial heating system and security intruder alarm system

Externally the yard extends to the front and east elevation of the building, whilst at the western elevation there is staff or customer parking for an additional 8-10 vehicles. Additional staff parking is found adjacent to the main entrance to the site.

The total site area is 1.98acre (0.8 hectares).

ACCOMMODATION

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

	Sq ft	Sq m
Total Area	37,781	3,510

ENERGY PERFORMANCE CERTIFICATE

EPC commissioned

VAT

All figures quoted are exclusive of VAT

TERMS

The premises are available by way of a disposal of the Freehold interest with vacant possession. Offers are sought in the region of £2,500,000.

BUSINESS RATES

The property is described as warehouse and premises and has a rateable value of £117,000 per annum.

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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