



8 STRODE BUSINESS CENTRE

Plympton, Plymouth, PL7 4AY

BK Bruton Knowles

est. 1862

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

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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.

Situated on the eastern side of Plymouth, Strode Business Centre forms part of a busy Trade/Engineering Estate, with good access onto the A38 Devon Expressway.

DESCRIPTION

The premises form part of a larger building that has been entirely refurbished with a new insulated roof, roof lights, wall cladding and loading doors. There are extensive toilet facilities including a disabled WC, which are cleaned daily. The site is secure with night-time patrols and CCTV. The premises front on to Huxley Close.

There are 4 allocated parking spaces plus an HGV bay. Access is via a roller shutter door 3m wide by 3m high and a steel pedestrian door. The unit has a north light roof with a minimum eaves of 5.26m rising to 7.8m. A rear door gives access to a central corridor, and toilets, which are part of a shared facility.

BUSINESS RATES

The properties have been assessed as WORKSHOP AND PREMISES and have the following Rateable Value, £11,500pa.

ACCOMMODATION

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

	Sq ft	Sq m
WAREHOUSE/WORKSHOP	3186	296

ENERGY PERFORMANCE CERTIFICATE

Rating-C

SERVICES

Three phase electric, water and drainage are connected. BT telephones and Eurobell are connected to the main building.

VAT

VAT is applicable.

TERMS

The premises are available to let on a flexible term outside the provisions of the Landlord and Tenant Act 1954. Premises are let on internal repairing and insuring terms with a service charge to cover landlords costs associated with insurance, and the maintenance of the exterior, and structure of the building and common parts of the business centre.

2021/22 (reviewed 1st April) including premises insurance – Current cost is £2774.40 per annum.

The service charge covers CCTV, security patrols, toilet maintenance and cleaning, common lighting, road and car

park maintenance, and provision of sign on main entrance signpost. The unit has 3Phase Electric, provided via the Landlords transformer, this is subsidised by the onsite solar panels, with invoicing for this and water charged by the Landlord based on sub-meter readings.

QUOTING RENT

£16,000 per annum exclusive.

VIEWING

By appointment with the SOLE AGENTS

Bruton Knowles

Contact: Mark Slade

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

LOCATION PLAN

