



ST MODWEN ROAD

Parkway Industrial Estate, Plymouth, PL6 8LH

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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WAREHOUSE/INDUSTRIAL

LOCATION

Plymouth is the largest city in Devon and Cornwall and one of the largest regional centres in the Southwest 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 located on Parkway Industrial Estate which accommodates a number of large trade based occupiers and industrial / distribution companies. Parkway Industrial Estate is situated in a strategic location which benefits from ease of access to A38, providing access to Plymouth City Centre along with the Exeter and Cornwall.

DESCRIPTION

A prominent modern manufacturing / warehouse building in established commercial location, includes modern office fit-out.

The property comprises a modern semi-detached unit which fronts on to St Modwen Road. The property is of steel portal frame construction with an eave's height of approximately 6m to apex, which provides excellent internal height for storage and distribution related uses. The property benefits from a roller shutter door and personnel doors to the front and side elevations providing direct access to both the warehouse and offices respectively. The unit benefits from high quality office accommodation with two large open plan offices and a number of separate offices / meeting rooms.

The facilities include a kitchenette and separate male and female WCs.

Externally the property has a good yard and loading area along with 8 demised car parking spaces.

BUSINESS RATES

The properties have been assessed as WORKSHOP AND PREMISES and have the following Rateable Value, £31,750.

ACCOMMODATION

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

	Sq ft	Sq m
WAREHOUSE/WORKSHOP	4875	466

ENERGY PERFORMANCE CERTIFICATE

Rating -TBC

SERVICES

All mains services are connected to the premises. Please note we have tested the apparatus and interested parties are invited to make their own enquiries.

VAT

All figures quoted are exclusive of VAT where applicable.

TERMS

A light industrial/warehouse unit available on the basis of a new full repairing and insuring lease at an initial rent of £40,000 pax.

VIEWING

By appointment with the SOLE AGENTS

Bruton Knowles

Contact: Mark Slade

Tel: 01752 936101

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

JOINT AGENT

JLL - Kye Daniel - (0)7525 913326 / kye.daniel@eu.jll.com

LOCATION PLAN

