

Unit 1, Cannon Mill Business Park

Plymbridge Road, Plymouth, Devon, PL6 7LH

To Let

960 sq m / 10,335 sq ft



- Very prominent trade counter unit
- Established commercial location
- Excellent access to local and regional road networks
- Suits Roadside / Trade Counter / Distribution
- Allocated parking
- £65,000 per annum exclusive

Location

The property is located on Cannon Mill Business Park, off Plymbridge Road, which forms part of the Estover Industrial Estate. It is approximately 6 miles to the north of Plymouth City Centre with good access to the A38 Devon Expressway, which links Plymouth to the M5 and motorway network at Exeter.

Nearby occupiers include Wrigley, Boots, The Range, Mercedes Benz, DPD, The Barden Corporation and Vospers.

Description

This unit comprises approximately one third of a detached building, which has been sub-divided to provide three separate demises. The rear of the property is let to Mercedes Benz, the middle let to DPD and the subject property has the road frontage

Externally, the property has a shared yard and loading area along with 25 demised car parking spaces.

The building is constructed of a steel portal frame, double skin profile metal clad walls with internal block walls circa 1.5m. It has a pitched double skin profile metal clad roof with 10% clear roof lights and concrete floor. The warehouse has an eaves height of 6.05 m (19'8") and is lit by fluorescent light fittings. There is an integral two storey office block at the front providing trade counter, offices, WCs and kitchen.

Accommodation

(All dimensions and areas are calculated on an approximate gross internal basis).

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following:

Area	Sq m	Sq ft
Ground Floor		
Warehouse	724.34	7,797
Office	117.73	1,267
First Floor		
Offices	118.05	1,271
Total GIA	960.12	10,335

Services

The property benefits from all main services.

Energy Performance Certificate

EPC Band D-87

Rateable Value

The property is described warehouse and premises and has a rateable value of £42,000. The rates payable is therefore £20,706 per annum, ignoring any phasing provisions.

VAT

All figures within these terms are exclusive of VAT, which will be charged.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

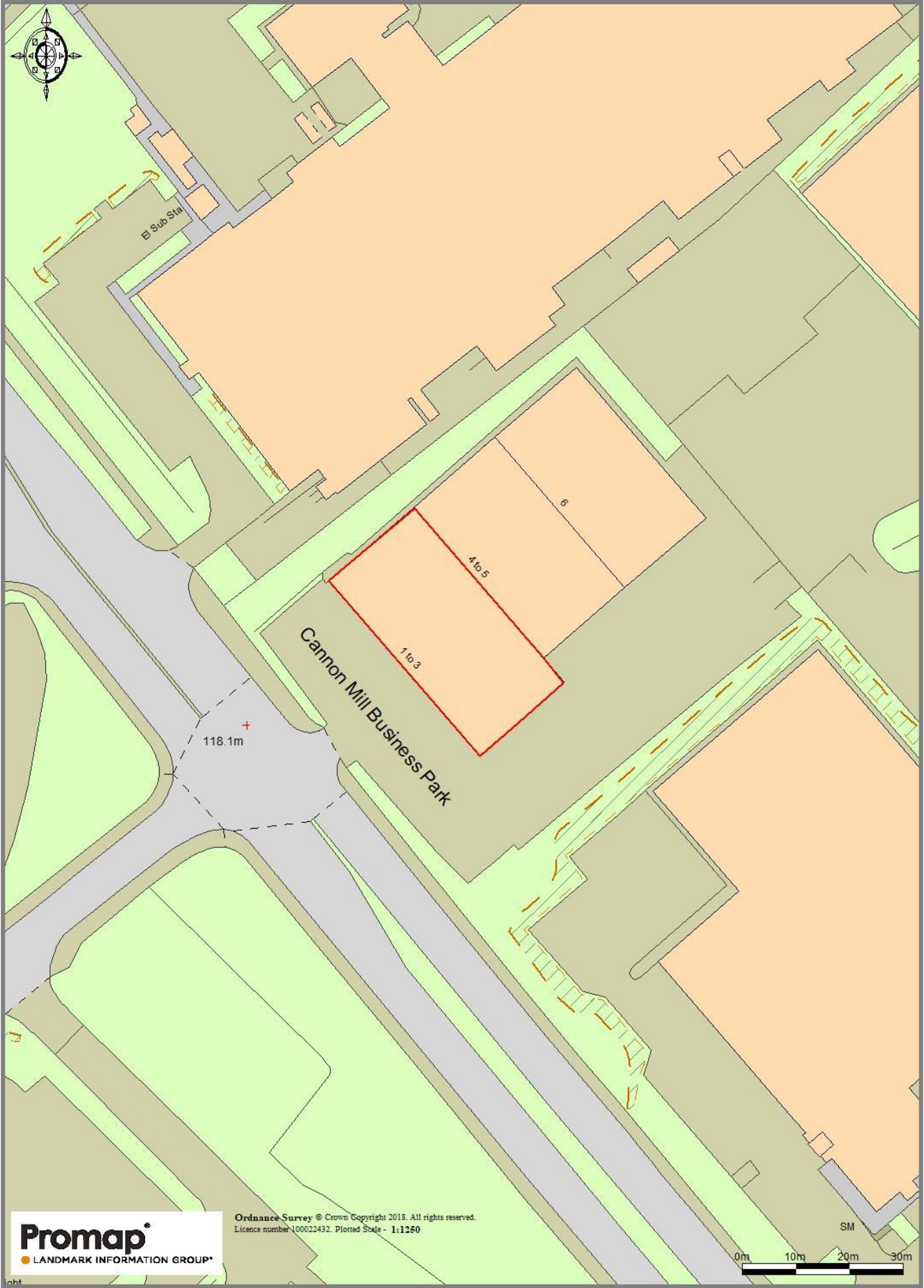
Terms

The property is available on a new fully repairing and insuring lease on terms to be agreed at a quoting rent of £65,000 per annum.

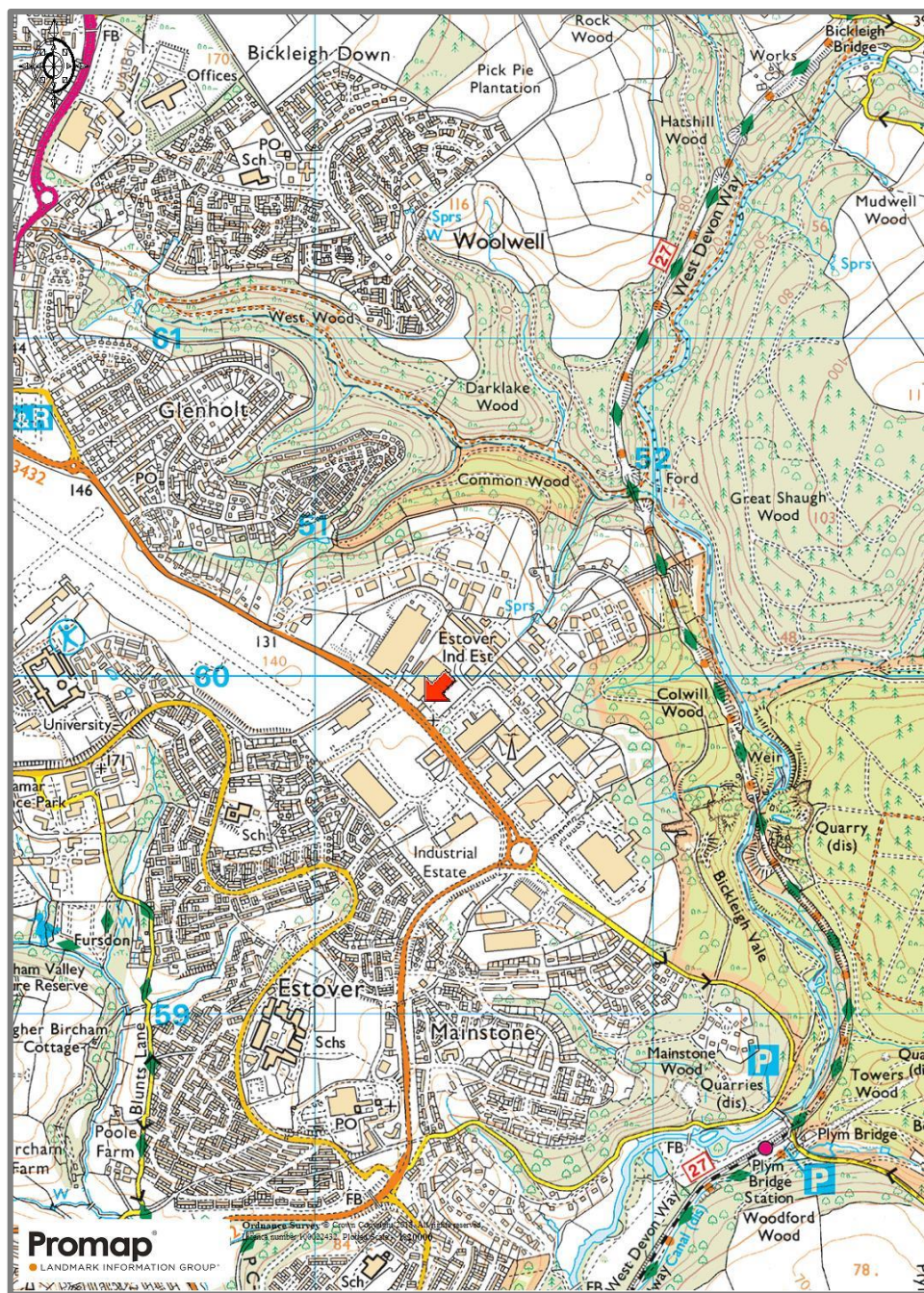
The unit will be available for occupation in January 2019.



Site Plan



Location Plan



Viewing Arrangements/Further Information

Strictly by prior arrangement with the marketing agents

Contact:

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