



Detached B1 / B2 /B8 Industrial/Warehouse unit with Yard
Beechwood Way, Langage Park, Plymouth PL7 5HH

Summary

- * Industrial/Warehouse unit with extensive Yard, in highly sought-after location
- High specification including PV solar panels – potentially saving up to £80,000pa!
- Available as a whole or in part

Location

The City of Plymouth is the largest conurbation in the far South-West, with a population in excess of 250,000 inhabitants. It provides a comprehensive range of business and leisure amenities, together with employment opportunities. Plymouth has a large naval port and dockyard, a railway station with services to London Paddington in just over 3 hours, as well as a cross-Channel ferry terminal. The A38 dual carriageway lies approx. 1 mile south of the property and connects with the M5 motorway at Exeter, 35 miles to the east.

Description

Detached industrial/warehouse building, of steel portal frame construction, with block walls to 2m and profile steel cladding under a profile steel roof, incorporating approx. 10% translucent daylight panels and providing a minimum eaves height to underside of haunch of 4.72m. Internally, the unit is open plan with a welfare block and good quality offices to the southern elevation.

Goods access is via three roller-shutter good entrances, each 4.5m high x 4m wide. Externally there is a hardcore-surfaced yard area to the eastern side. Four EV Charging Points are fitted in the car park.

Accommodation (approx. GIA)	m²	ft²
Production and offices:	1,115	12,000
Warehouse	1,115	12,000
Offices and welfare	371	4,000
TOTAL	2,600	28,000

Yard / Parking **0.74 Acre**

Services & Energy Performance

Mains electricity, gas, water and drainage are connected to the property. Our client has installed LED lighting to most of the production area and photo voltaic solar panels which provide electricity. The property has been assessed with a rating of C 74 for energy efficiency for the entire building.

Use

The current use is production, warehousing & distribution falling within Classes B1, B2 and B8 of the Use Classes Order 1987. Planning permission may be needed for any other use. Restrictive covenants may apply in respect of other uses as well as physical alterations.



Terms of Availability

Available on conventional, flexible leasehold terms, at an initial annual rent from £250,000pa + VAT, excl., subject to contract and other terms.

Consideration will also be given to sale of our client's FREEHOLD interest, with vacant possession at in excess of £2,600,000 + VAT.

No TOGC is currently available.

Solar PV

The solar panel system will be demised to the tenant for the contractual term. A power purchase agreement may be considered.

Business Rates

The property is currently assessed for business rates as a whole but without the modern extension.

Rateable Value (2023): £101,000

UBR multiplier 2023/24: 51.2p in the £

Viewing

To arrange inspection and for further information please contact us on: (01752) 222135 or email us: enquiries@listers.uk.com

Agents Note

It is a requirement of the RICS that we advise parties to take professional independent advice on these terms.

In line with The Money Laundering Regulations 2007, Listers are obligated to verify identification for all clients that are conducting property transactions through the company.



