



1 HAXTER COURT, BROADLEY PARK ROAD, PLYMOUTH PL6 7FS

TO LET £70,000pa + VAT

Listers
PROPERTY CONSULTANTS

LOCATION:

Roborough lies to the north of Plymouth just off the A386, approx. 3 miles north of the A38 dual carriageway, which links Cornwall and Plymouth the M5 and motorway network at Exeter 40 miles to the east. Broadley Park Road is a cul de sac, which affords excellent articulated lorry access. The area is mainly industrial and semi-rural. Nearby occupiers include: Parcelforce, Burts Crisps, Rittal-CSM, Becton Dickinson, Toshiba Carrier.

Haxter Court is a development of four similar units within a securely fenced compound, each unit having its own yard and EV charging.

DESCRIPTION:

High specification detached industrial/warehouse unit of steel portal frame construction with block walls and insulated cladding to the elevations and roof, which incorporates daylight panels. Fitted with an electrically operated sectional loading door (5m high x 4m) and security alarm.

The accommodation comprises an open plan production area (861sqm/9,264sqft), with warehouse toilets and a minimum eaves height of 6m. To the front is a modern entrance lobby leading to an open plan office, fitted with carpets, LED lighting and perimeter trunking, solar reflective glass, wet room with accessible WC/shower facilities, cleaner's cupboard and kitchen.



ACCOMMODATION:

The accommodation comprises an open plan production area (861sqm/9,264sqft) with a minimum eaves height of 6m, 3-phase power and fork-lift charging. To the front is a modern entrance lobby leading to an open plan office, fitted out with carpets, LED lighting and perimeter trunking with solar reflective glass, WC/shower facilities and kitchen.

LEASE TERMS:

The property is held on a tenant's FR&I lease for a term of 10 years expiring in 2031 with a tenant only break clause in 2026, at a current rent of £70,000pa + VAT. Our client is seeking to assign their interest. Consideration will be given to sub-letting of the whole, subject to Landlord's consent.

SERVICE CHARGE:

A modest estate charge is reserved for the upkeep of external common parts.

VAT:

The above figures are quoted exclusive of VAT.

LEGAL COSTS:

Each party is to bear their own costs.



BUSINESS RATES:

We refer you to the government website: www.tax.service.gov.uk/view-my-valuation/search which shows that the **current rateable value is £48,000**. To find out how much business rates will be payable annually there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is B (34).

VIEWING AND CONTACT INFORMATION:

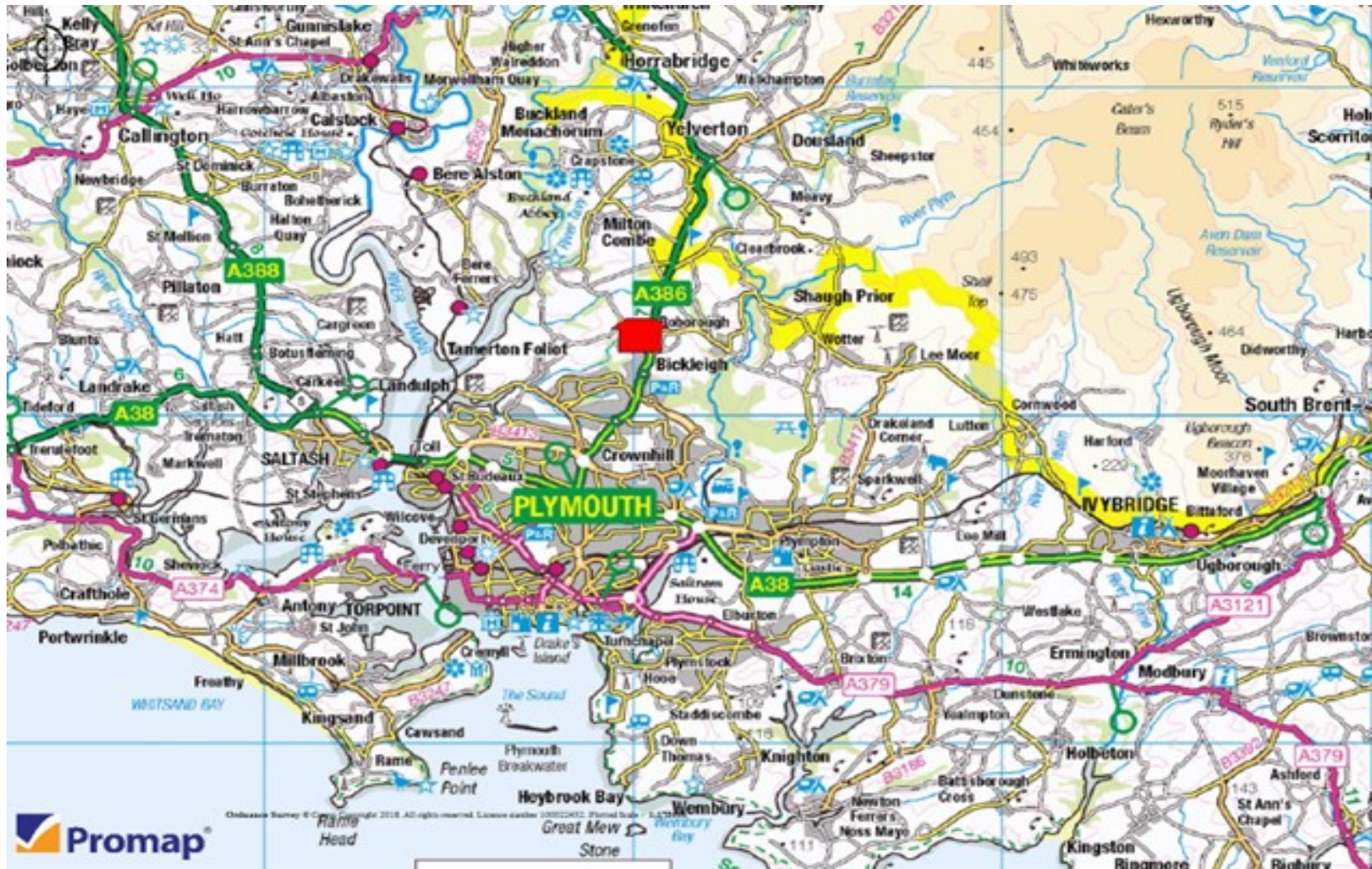
Strictly through Listers. Please contact:-

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