UNITS 1-3 TAMERTON YARD, 6 STATION ROAD, TAMERTON FOLIOT, PLYMOUTH PL5 4LD

WORKSHOP/STORAGE UNITS TO RENT FROM £10,000pa + VAT intl.excl.

Listers
PROPERTY CONSULTANTS

LOCATION:
Tamerton Foliot is a suburban area which lies in the north of Plymouth, 5 miles from the city centre. It offers easy access to the city centre via the A386 as well as the M5 and motorway network via the A38. This property lies within the centre of Tamerton Foliot, which is primarily residential, offering local amenities including eateries and a convenience store.

DESCRIPTION:
Development of three brand-new industrial/storage business units and 3 adjacent office units, all completed to a high standard, of traditional block construction, with cavity walls under a pitched roof. Each hybrid unit has first floor office space and ground floor warehouse, with a motorised 2.4m high x 3.0m sectional goods shutter and 3-phase electricity, 2 parking spaces and access to a further visitor parking space.

SCHEDULE OF ACCOMMODATION:
Ground Floor: 314 sqft (29 sqm)
First Floor: 240 sqft (22 sqm)
Total: 554 sqft (51 sqm)

USE:
The property is suited to offices with storage, workshop or other uses within Class E. (**NO motor uses permitted**).

TERMS OF AVAILABILITY:
The units are available immediately on highly flexible leasehold terms at an initial rent of £10,000pa excl + VAT (each party to bear their own costs).

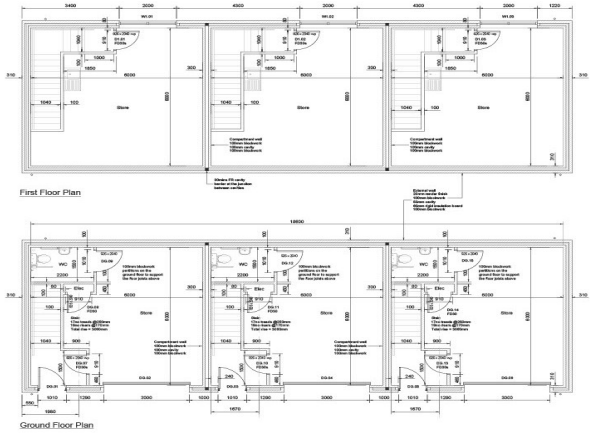
A modest estate service charge of £520 annually for the upkeep of external and common parts is applicable.

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 *£to be assessed*. An estimate is available. To find out how much business rates will be payable annually there is an estimator service via the website. Up to 100% small business rates relief may be available.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is not applicable as it is a bare workshop consuming no heat/cooling energy.

VIEWING AND CONTACT INFORMATION:
Strictly through Listers. Please contact:-
Gareth Forrest
Leigh Robinson

(01752) 222135
Email enquiries@listers.uk.com



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