



5&6 TAMERTON YARD, TAMERTON FOLIOT, PLYMOUTH PL5 4LD

Rent: £10-22,000pa incl maintenance + VAT

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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 nearby A386 Tavistock Road, 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:

Tamerton Yard comprises a development of six newly refurbished and newly built business units, of conventional cavity wall, rendered masonry construction, under pitched and tiled roofs. Ample parking is provided on site in a dedicated asphalt-surfaced car park with landscaping.

Units 5 and 6 are self-contained ground and first floor office spaces, available together or individually. Both are fitted-out to a very high standard, with new joinery, carpeting and LED lighting throughout, providing bright and airy accommodation suited to other uses including quasi medical, office, R&D, quasi retail. Both have separate welfare/toilet facilities.

Each unit is allocated 5 parking spaces.

Three newly-built hybrid industrial/storage units in the same development are available to rent by separate negotiation.



SCHEDULE OF ACCOMMODATION:

Lower Ground Floor: 725 sqft (67 sqm)
Upper Ground Floor: 1019 sqft (95 sqm)

SERVICE CHARGE:

A modest estate charge for the upkeep of external and common parts is included in the rent.

TENURE:

The office suites are available together or separately, on conventional but highly flexible leasehold terms at initial annual rent from £10,000pa + VAT + utilities.

VAT:

All the above prices/rentals 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 values are:

Unit 5: £7,200

Unit 6: £10,250.

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 D 100.

VIEWING AND CONTACT INFORMATION:

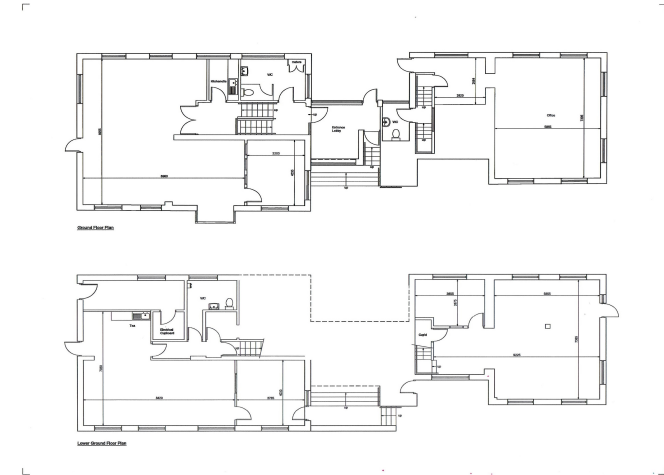
Strictly through Listers. Please contact:-

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