



29B & 29C BELAIR ROAD, PEVERELL, PLYMOUTH, PL2 3QH

TO LET INDIVIDUALLY FROM £6,000pa

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LOCATION:

Located within a popular industrial area on the border of Beacon park and Peverell. With a variety of local amenities including Central Park, the Life Centre and CDS The Range.

DESCRIPTION:

AVAILABLE INDIVIDUALLY OR TOGETHER. A pair of start-up business units or professional office spaces. Open plan offices with LED lights, carpets, double glazed shop fronts, ample power points. Each suite offers tea point and WC facilities. Unit 29C also benefits from an additional office area ideal as a reception.

SCHEDULE OF ACCOMMODATION:

Area	Sq Ft	Sq M
Unit 29B	290	26.94
Unit 29C	240	22.30
Total	530	49.24

LEASE TERMS:

The properties are available **individually or together**, on flexible leasehold terms at an annual rent of £6,000pa + VAT **per unit**.

Externally there is optional parking and a basement store available if required.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £8300 (properties assessed together). 100% SBRR (small business rates relief) may be available.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Ratings are: 29B B(45); 29C D(86)

VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact either:-

Gareth Forrest

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Email enquiries@listers.uk.com





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