



Light Industrial / Trade Counter **TO LET**
Langage South Road, Langage South Business Park, Plymouth PL7 5FL

Summary

- Light Industrial Warehouse / Trade Counter Unit within a well managed estate
- Offering Approx. 1,614ft² / 150m²
- Convenient Location within easy reach of A38
- Ample Parking

Location

Unit 18 Langage South Road is a modern hybrid industrial unit located within a sought-after industrial estate at Langage South. Newly completed site is shared by other tenants including: Prestige Packaging, Aquamare, Gemini, Chubb Electrics, Daniel Surf and Devon Duvets.

Plymouth is one of the largest regional centres in the south-west with a population of approximately 250,000 and is the nearest conurbation to Tavistock, the South Hams and south-east Cornwall.

Langage Business Park is Plymouth's leading industrial and distribution location with well-spaced buildings and excellent road access. It is situated on the eastern side of the city, less than a mile from the A38 dual carriageway, which links Devon with Cornwall to the west and to the M5 at Exeter, 35 miles to the east. Eagle Road is just off Holland Road, the estate spine road, which leads to Langage South Business Park. Other nearby occupiers in Langage Business Park include: Princess Yachts, Knowhow, Fergusons transport, Audi SW and Williams Southern.

Description

The premises comprise a new modern hybrid industrial unit offering ground floor and first floor accommodation ideally suited to trade counter / outlet. The ground floor space comprises warehouse which has been fitted with a roller shutter door measuring approximately (2.95m wide x 2m high) to the front of the unit, LED Panel Lights and suspended ceiling. New fitted Doc M WC. Stairs lead to the first floor, which offers open plan office with tea point and dual aspect views to front and rear.

Externally, there is parking to the front for 6 cars in tandem and a delivery apron. Additional yard and parking available.

Accommodation

	m ²	ft ²
Warehouse	75	807
First Floor	75	807
Total	150	1,614

Energy Performance

The property has been assessed and awarded a rating of B41.

Terms of Availability (subject to contract)

The property is vacant and available on conventional tenant's FR&I terms from £15,000+VAT.

VAT is applicable on the rent.

A modest service charge is levied for maintenance of the building and estate management.

Services

It is understood that the premises benefit from mains three phase electricity, water and drainage.

Business Rates

Rateable Value (2023):	£TO BE ASSESSED (estimated)
UBR multiplier 2023/24:	51.2p in the £

Small business rates relief may be available.

Planning / Use

The permitted use is warehouse/industrial purposes falling within Class E. Other uses may be permitted subject to statutory consent.

The planning authority is: South Hams District Council 01803 861234

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 ID for all clients that are conducting property transactions through the company.

Viewing

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