



**UNIT 5 LANGAGE SOUTH ROAD, LANGAGE SOUTH BUSINESS PARK,
PLYMPTON, PLYMOUTH, PL7 5FL**
TO LET £15,000pa

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LOCATION:

Langage South forms the newest part of Plymouth's premier industrial estate, 7 miles east of the City centre and just over a mile from the Deep Lane (Plympton) junction of the A38 dual carriageway, which links Devon with Cornwall to the west and to the M5 at Exeter, 35 miles to the east.

Nearby occupiers include: Princess Yachts, Thirsty Work, Knowhow, Fergusons Transport, Audi SW and Williams Southern.

DESCRIPTION:

A recently-built hybrid office/industrial/warehouse unit, offering ground and first floor accommodation. The ground floor space is warehouse, with a roller shutter door measuring approx 2.95m wide x 2m high and a fitted Doc-M WC. A pedestrian entrance leads to a foyer with stairs leading to the first floor open plan space, offering dual aspect double glazed windows, carpeted floor, convection heaters and tea point. Both floors are fitted with suspended ceilings incorporating LED panel lighting.

Externally, there are parking spaces for up to 4 cars in tandem.

ENERGY PERFORMANCE CERTIFICATE:

The rating for this property is B (35).



SCHEDULE OF ACCOMMODATION:

Area	Sq Ft	Sq M
Ground Floor	655	60.85
First Floor	595	55.28
Total	1,250	116.13

SERVICE CHARGE:

There is a yearly service charge of £1,200 (2023).

LEASE TERMS:

The property is available immediately, on conventional tenant's FR&I leasehold terms, at an annual rent of £15,000pa with a *first year incentive* rent of £12,000pa.

All the above rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party 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 £7,200. To find out how much business rates will be payable there is a business rates estimator service via the website.



VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:-

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