



**2B STRODE BUSINESS CENTRE, STRODE ROAD, PLYMOUTH, PL7 4AY**

**TO LET £14,000pa excl.**

**Listers**  
PROPERTY CONSULTANTS

**LOCATION:**

Situated on the eastern side of Plymouth, Strode Business Centre forms part of a busy industrial and trade counter estate.

The city of Plymouth is the largest conurbation in the far South-West having a population in excess of 250,000 inhabitants. It provides a comprehensive range of business and leisure amenities, together with employment opportunities. Plymouth has a noted naval port and dockyard, the benefit of a railway station on the Penzance to Paddington main line, as well as a cross-channel ferry terminal. The A38 dual carriageway lies circa 2 miles north of the City Centre and connects with the M5 motorway at Exeter.

**DESCRIPTION:**

Strode Business Centre is a secure site with night time security patrols and CCTV. The unit comprises a light truss frame industrial warehouse, with two parking space plus delivery apron. Access is via a roller shutter door (4.12m x 3.79m) and a separate pedestrian access door.

Internally, the unit comprises warehouse area, office and tea point. The minimum height to eaves is 4.57m. Currently, the warehouse is fitted with drop lighting. Welfare facilities have been comprehensively modernised to provide ladies/gents and accessible WCs, as well as a new shower room, which are cleaned daily as part of the service.

**SCHEDULE OF ACCOMMODATION:**

Area	Sq Ft	Sq M
Warehouse	1,773	164.72
Office	256	23.78
<b>Total</b>	<b>2,029</b>	<b>188.50</b>

**LEASE TERMS:**

Available from January 2025 or earlier by agreement and surrender of current lease. Available on flexible leasehold terms, outside the provisions of the Landlord and Tenant Act 1954, at an annual rent of £14,000excl., subject to contract and other terms. Premises are let on internal repairing and insuring terms, with a service charge to cover landlord's costs associated with insurance, and the maintenance of the exterior, building structure and maintenance of the common parts. Reviewed in 2024/25 and includes insurance; the current cost is £2,590.42 per annum.

**VAT:**

All the above rentals are quoted exclusive of VAT.

**LEGAL COSTS:**

Each party to bear their own costs.

**AGENTS NOTE:**

Landlords will be upgrading warehouse lighting to LED in 2025.

The unit has 3 phase electricity, provided by the landlord's transformer. This is subsidised by the onsite solar panels with invoicing for this and the water charged by the landlord based on sub-meter readings.

**BUSINESS RATES:**

We refer you to the government website [www.tax.service.gov.uk/view-my-valuation/search](http://www.tax.service.gov.uk/view-my-valuation/search) which shows that the current rateable value is £12,250. To find out how much business rates will be payable there is a business rates estimator service via the website.

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating for this property is E (114).

**VIEWING AND CONTACT INFORMATION:**

Strictly through Listers. Please contact:-

**Gareth Forrest**  
**Leigh Robinson**

01752 222135

Email [enquiries@listers.uk.com](mailto:enquiries@listers.uk.com)







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