



Warehouse / Showroom with Extensive Parking
Marshall Road, Plymouth, Devon PL7 1YB



Location

Marshall Road is conveniently located close to the Marsh Mills intersection of the A38 Devon Expressway, linking Plymouth to Exeter and Cornwall.

The location is an established sought after commercial area, with a variety of national and local covenants, such as: Vospers Van Centre and other brands such as Skoda, Ford, Suzuki. Kingsleat Trade Park, has national trade counter operators such as Screw Fix, Dulux and Toolstation. Chantry Mill Business Park comprises a range of smaller units for local businesses.

Building Overview

- Total GIA 25,696 sq.ft (2,359 sq.m)
- Site Density 2.14 acres / 0.87ha
- Prominent Site Corner Site with Excellent Frontage
- Principal Warehouse / Showroom
- Detached Car Workshop with MOT test Facilities
- Two Entrances with 360deg Circulation
- Close to Major Arterial Road And Intersection of A38

Viewing and Further Information Contact

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Warehouse / Showroom

The principal building is a widespan steel portal frame construction, with dual pitched roof providing daylight panels.

LED lighting is provided throughout. To the eastern elevation, roller shutters have been replaced with glass fronted openings. To the south, three roller shutters provide access to the warehouse. To the western elevation, the building has been subdivided and provides further roller shutters accessed from a gated compound. There is an area of offices (with welfare) fronting Marshall Road, with glazed windows, and a mezzanine with low eave which provides additional storage.

Externally, there is ample parking to the front and side elevation, historically providing display and customer parking.

Schedule of Accommodation (Warehouse / Showroom)

Area	sq.ft	sq.m
Warehouse / Showroom	14,193	1,319
Offices / Ancillary	2,937	273
Workshop / Valeting	3,075	286
Mezzanine	2,077	193

Eaves

4.10m (13.45ft) Rising to 5.24m (17.19ft)

Services

Mains Services are connected along with Three Phase Power to each building.

Planning / Use

Suitable for uses falling within Class B1 or B8 of the Use Classes Order 1987 or 2020 Class E uses, for which consent may be required.

Energy Performance

Warehouse / Offices D (86)



Workshop

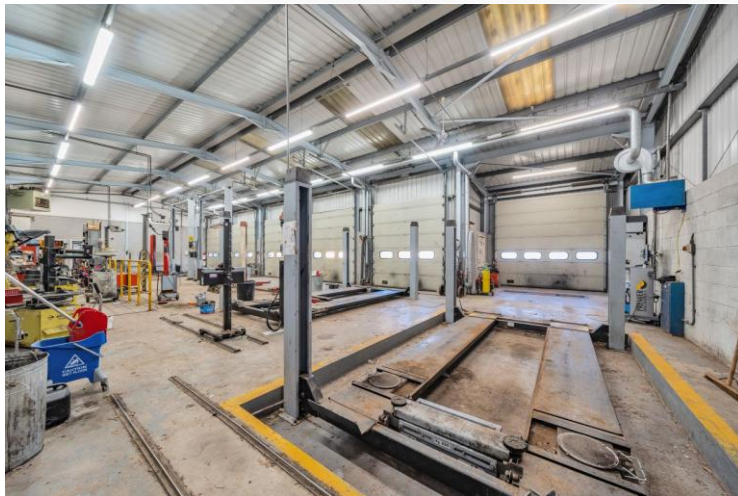
To the western end of the site, a modern detached, portal frame vehicle workshop building provides customer reception and 6 bay car workshop.

The western site can be accessed from a secondary entrance on Marshall Road or via the main entrance, where there is a further yard / parking area.

Externally, there is a wash down area and parking.

Schedule of Accommodation (Workshop Only)

Area	sq.ft	sq.m
Workshop / Office / Valeting	3,079	286





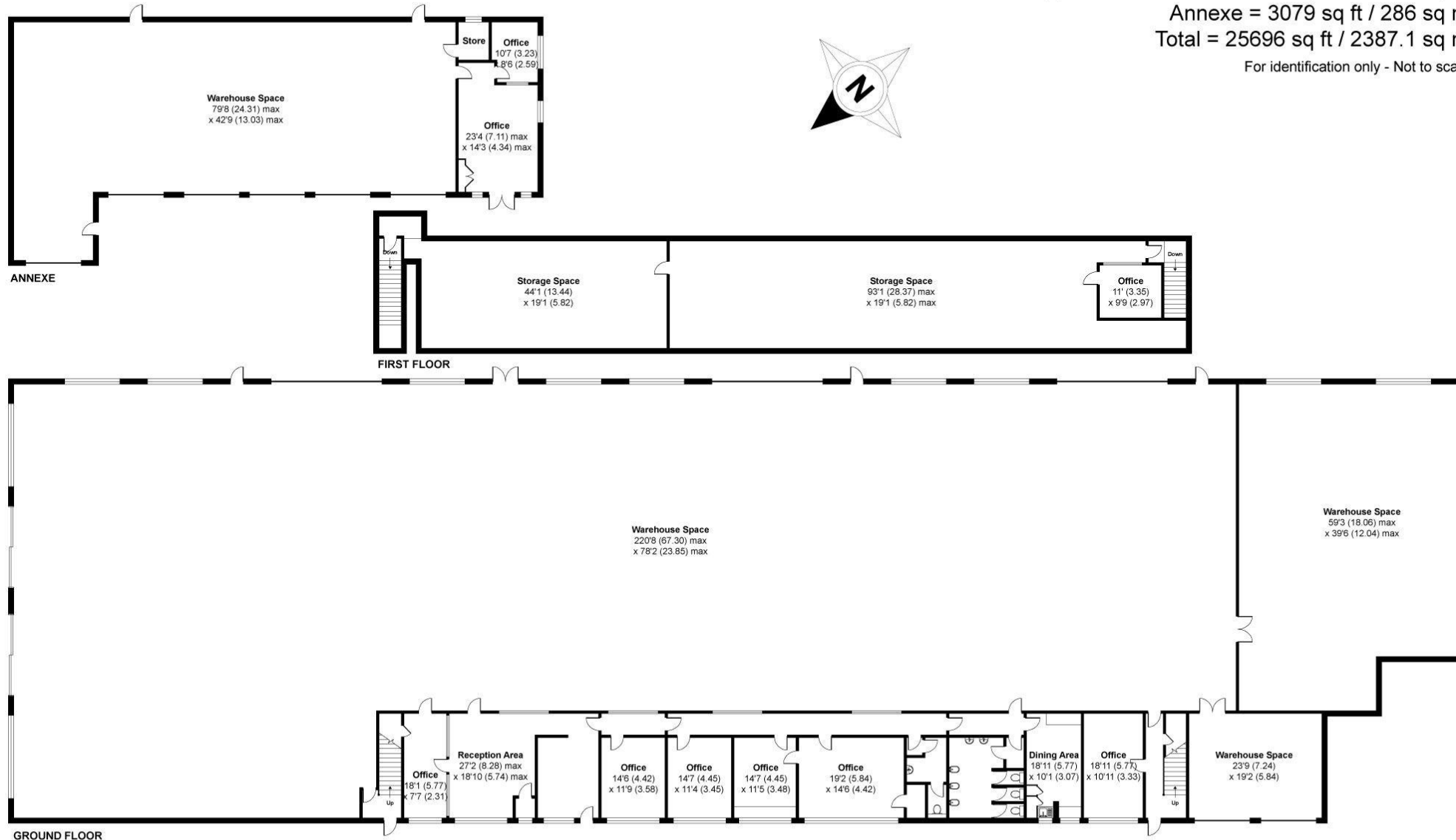
Former Evans Halshaw Car Supermarket, Marshall Road, Plymouth, PL7 1YB

Approximate Area = 22617 sq ft / 2101.1 sq m

Annexe = 3079 sq ft / 286 sq m

Total = 25696 sq ft / 2387.1 sq m

For identification only - Not to scale





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