



TO LET

On the instructions of Devonport
Community Lands Trust Ltd

Unit 1(D), Riverside Business Park, New Passage Hill, Devonport, Plymouth PL1 4SN

Summary

93.8 sq m 1,010 sq ft

- Light industrial / warehouse unit
- 6.3m (20'8") minimum eaves height
- Scope for mezzanine installation
- Ideally located close to Dockyard
- 10.54m width x 8.9m depth

**William
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Mount Wise House, 1 Discovery Road
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Location

New Passage Hill is located directly off the A374 Pottery Road leading to the Torpoint Ferry terminal. It is close to the main entrances to Devonport Dockyard and the Oceansgate Enterprise Zone and approximately one and a half miles west of Plymouth city centre.

Description

The property is a semi-detached unit with mono-pitch roof (green roof), blockwork walls with external timber cladding panels and reinforced concrete floor. There is a manual sectional overhead goods door and separate personnel front door.

Internally the premises comprise a main L-shaped production / warehouse area with small private office and separate internal store next to the entrance door. There is a disabled access WC cum wet-room with shower to the rear.

Accommodation

The building comprises a Gross Internal Area (ground floor) of:
93.8 sq m (1,010 sq ft).
There is on site car parking provision for two vehicles.

Services

Mains Electricity (including 3 phase), Gas, Water and Drainage services are connected to the premises. Heating is by way of wet radiator system to part with additional suspended panels to the warehouse. No services have been tested.

Business Rates

The premises are currently assessed as Workshop & premises with a Rateable Value of £8,000.

Occupiers may be entitled to 100% business rate relief but should make their own enquiries via Plymouth City Council.

Energy Performance Certificate

The building has an EPC rating within Band C and a score of 71.

Proposal

The property is available by way of a new lease for 3, 5 or 6 years (to suit tenant needs) on equivalent full repairing and insuring terms. The landlord is responsible for external repairs and maintenance and buildings insurance and recovers the cost through service charge payable quarterly in advance.

Rent

The commencing rent will be £10,100 per annum exclusive payable monthly in advance.

Legal Costs

The ingoing tenant will be required to make a contribution to the landlord's costs for preparing and completing the lease document.

VAT

All figures quoted are exclusive of VAT which will be charged.

Money Laundering Regulations

Under the Money Laundering Regulations 2017, the Agents will require any incoming Tenant to provide proof of identity and address prior to completion.

Code for Leasing Business Premises

Interested parties are advised to seek professional advice before entering into Lease negotiations and should refer to the RICS Code for Leasing Business Premises.

