



Industrial / Warehouse / Workshop

*Former Fleet Garage, Tamerton Foliot Road,
Plymouth, PL6 5DT*

Flexible Lease Terms Available

Available immediately

TO LET

14,013 sq ft (1,302 sq m)

Joint Sole Agents



Key highlights



Size
14,013 sq ft



Energy credentials
EPC C (65)



Eaves height
Minimum eaves height of 3.63m



Accessibility
2 ground level loading doors



Location

Foliot Road is just off Budshead Road which is accessed from Tavistock Road (A386) with easy access to the A38 (M5) at the Manadon junction to the south and Tavistock to the north.

Description

The property comprises a commercial vehicle repair workshops constructed of steel frame with a combination of clad and block elevations, under a metal profile roof, with a concrete floor.

Access to the property is via on electrically operated level loading door and a concertina loading door. Pedestrian access towards the front of the property. Internally, the property benefits from office accommodation, including shared WC facilities, a kitchenette and ancillary storage. The minimum internal eaves height measures 3.63m. Lighting is provided by LED lights.

Externally there is a shared yard/car park with the operational BT depot. Car parking is within the dedicated areas within the **blue demise**.



Tenure

The unit is available by way of a new sublease of the remaining term, expiring 31st December 2030 to be drafted outside the Security of Tenure Provisions of the 1954 Landlord and Tenant Act. Flexible lease terms will be considered.

Accommodation

Floor	Sq ft	Sq m
Vehicle Workshop	12,679	(1,178)
Office/Amenity space	1,334	(124)
Total Space	14,013	(1,302)

All areas are measured on an approximate gross internal basis.

Service Charge & Insurance

A Service Charge and Insurance costs are payable.

Rent

£56,000 per annum

Planning

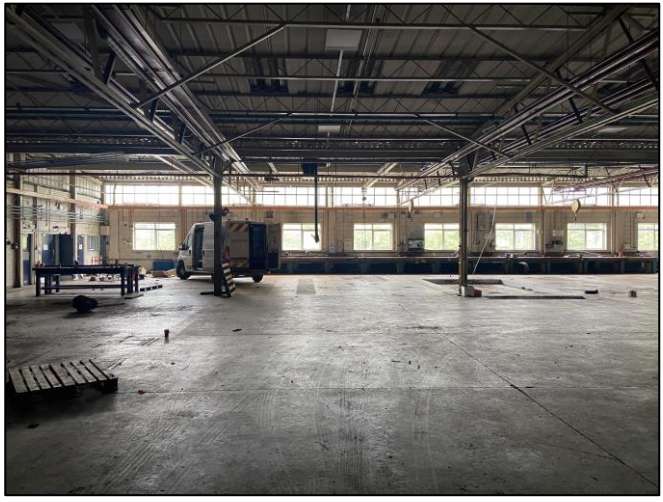
Interested parties to make their own enquiries

Business rates

To be reassessed.

VAT

All costs are subject to Vat where applicable.



If you would like to know more please get in touch.

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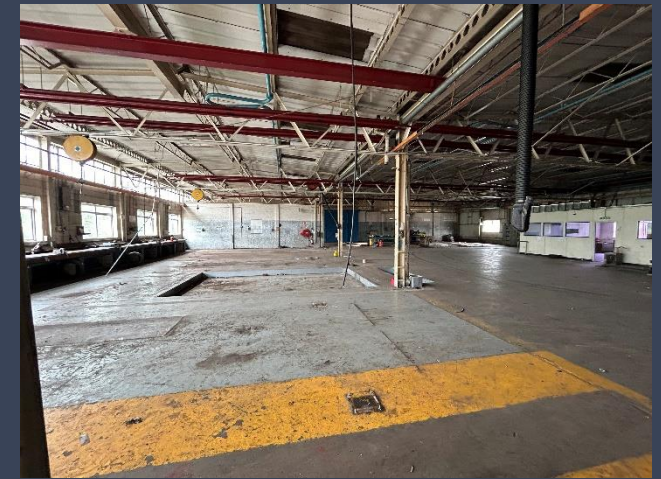
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