



**3 ST JOHNS ROAD, CATTEDOWN, PLYMOUTH, PL4 0PA**

**TO LET £35,000pa**

**Listers**  
PROPERTY CONSULTANTS

**LOCATION:**

Cattedown is located immediately to the east of Plymouth city centre, with good road links and easy access to the A38 Devon Expressway and is accessible by public transport. It is an established commercial area, comprising mainly older industrial and business units. Nearby occupiers include Totem Timber, UK Storage Co, Protyre, Brandon Hire, and CEF.

**DESCRIPTION:**

A detached industrial building in a central location close to Plymouth City Centre conveniently located just off Exeter Street and Sutton Road. A traditional steel portal frame warehouse set under dual pitched roof with steel cladding to roof and side elevations, part brick cavity walls to first floor. Set on a detached site with gated entrance and private yard.

Internally, the ground floor comprises customer reception, principle workshop with roller shutter door 2.94m x 3.66m with staff welfare. Part mezzanine on the first floor with an office to one side. Floor height under the mezzanine is restricted to 2.78m. Excluding the mezzanine min eaves of 4.92m raising to 7.48m.

Externally, there is a fenced and gated compound.

**SCHEDULE OF ACCOMMODATION:**

Ground Floor 2830 sq.ft / 262 sq.m  
Mezzanine 1073 sq.ft / 99 sq.m

**LEASE TERMS:** (Subject to contract)

The property is vacant and available from October 2025, by way of a new tenant's FR&I lease, at an annual rent of £35,000pa + VAT.

**SERVICES:**

Mains water, electricity, gas and drainage are available to the property.

**VAT:**

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 <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £18,500. To find out how much business rates will be payable there is a business rates estimator service via the website.

**ENERGY PERFORMANCE CERTIFICATE:**

An Energy Performance Rating has been commissioned.

**ANTI-MONEY LAUNDERING:**

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

**VIEWING AND CONTACT INFORMATION:**

Strictly through Listers. Please contact:-

**Gareth Forrest**

01752 222135

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

**AGENTS NOTE:** Listers Property Consultants Ltd for themselves and for the Vendor/s or lessor/s of this property give notice: [a] These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: [b] No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: [c] None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Listers Property Consultants Ltd is registered in England and Wales under Registration No.08473324. The Registered Office is 2 Old Bridge Street, Truro, TR1 2AQ. VAT Registration No.159 0357 01

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