



Detached Warehouse with Offices, Parking & Yard

Eagle Road, Langage Business Park, Plymouth, Devon PL7 5JY



Key Features

Building Overview

- Substantial Detached Industrial Unit with a dedicated self-contained Yard and Offices.
- Desirable Industrial / Distribution Site at Langage Business Park
- Concrete Surfaced Yard and Tarmac Surfaced Car Park providing spaces for 60 cars.
- Min Eaves 6m rising to 7.7m
- Two Sectional Goods Loading Doors 4.99m (W) x 5.20m (H)

Location

Langage Business Park is situated at the eastern fringe of the Plymouth conurbation, one mile from the eastern Deep Lane junction of the A38 Devon Expressway and approximately 5 miles to the north-east of the City Centre.

It is generally regarded as the leading industrial estate in the city.

Occupiers on Langage Business Park include; DHL, Greenhaus, Applied Automation, Williams Southern, Currys Distribution, Audi, Toyota, Phoenix Healthcare and Macpherson Motorcycles.

SATNAV reference postcode: PL7 5JY

What3words: *inspector.lasts.ranked*



Warehouse

The modern detached warehouse is of steel portal frame construction with block walls to 2.3m and plasticol coated profile steel cladding set under dual pitched insulated roof with daylight panels.

The warehouse has **eaves height** of 6m to haunch and 7.7m to the underside of the apex giving excellent height for modern storage and distribution users. The floor is sealed.

The unit is accessed via two **sectional goods loading doors** (5m wide x 5.20m high) which open directly to concrete delivery yard.

The warehouse is currently fitted with a storage mezzanine to one side of approx. 2,960sq.ft.

Accommodation

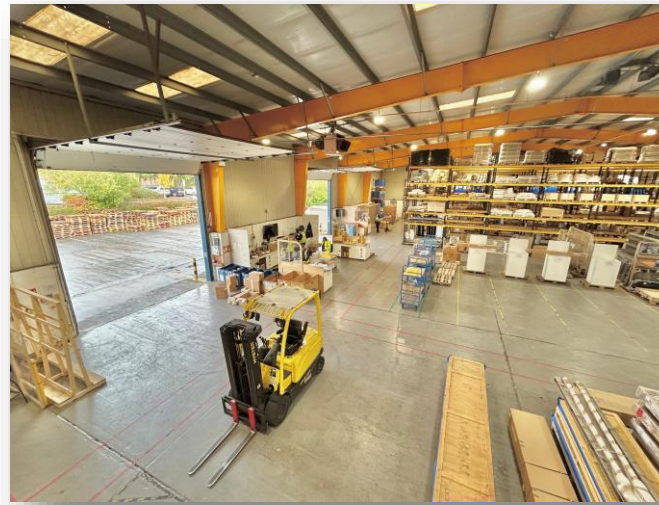
Floor (GIA)	Area sq.m	Area sq.ft
Warehouse	1,525	16,415
Ground Floor Office	217	2,336
First Floor Office	209	2,249
Mezzanine	275	2,960
TOTAL	2,226	23,960



Offices & Welfare

Offices are located on the western elevation with entrance foyer, DDA compliant WC, shower and kitchen. Additional storage space and office accommodation are set to the rear.

On the first floor there is further office accommodation.



Business Rates

We refer you to the website:
www.tax.service.gov.uk/view-my-valuation/search

We advise that interested parties make their own enquiries.

Terms of Availability

The current lease ends in July 2026 and will be available on a new lease (terms to be agreed) from July 2026 following refurbishment.

The property is to let as a whole on a new full repairing and insuring lease, at an initial rent of £175,000pa +VAT subject to contract and terms.



Services

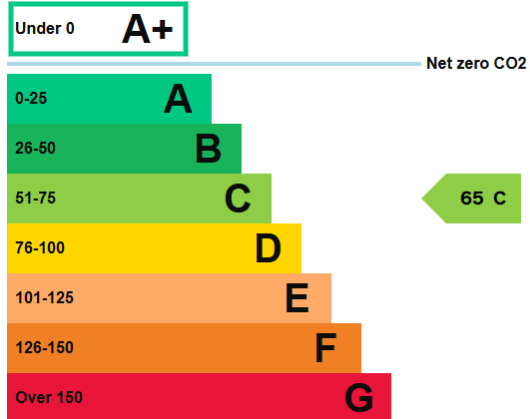
All Mains Services are connected along with 3- phase power.

Planning

Suitable for uses falling within Class B1 (light industrial), B2 (industrial) or B8 (storage/distribution) of the Use Classes Order 1987 or 2020, subject to any statutory consents required.

Other uses under new Class E Planning may be considered at the discretion of the Landlord.

Energy Performance



Anti-Money Laundering

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

Viewings & Further information

Appointments are strictly by appointment only via Listers.

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