



**2/3 STRODE RETAIL PARK, STRODE ROAD, PLYMOUTH, PL7 4AY**

**TO LET £29,000pa**

**Listers**  
PROPERTY CONSULTANTS

**LOCATION:**

Situated on the eastern side of Plymouth, Strode Retail Park fronts the busy Strode Road, opposite other retailers including Aldi, Rogers Wholesale and Chaplins Superstore.

Unit 2/3 sits alongside Enterprise Rent A Car and HSL and benefits from 6 demised car spaces and a further 11 shared spaces alongside. The site forms part of the 5 acre Strode Business Centre and benefits from onsite facilities, security patrols and a caretaker manager ensuring the site is efficient and tidy.

The A38 dual carriageway lies circa 2 miles south of Strode Business Centre, giving easy access to Plymouth city centre, to Cornwall via the Tamar Bridge and connecting with the M5 motorway at Exeter.

**DESCRIPTION:**

A high profile, modern retail unit with allocated parking. The unit is easily accessible, with level access through a pair of doors into the retail area. Currently, the 'L' shaped space is designed with areas for stock displays. The unit is fitted with modern suspended ceiling incorporating LED lighting, air conditioning and heating throughout. Staff welfare with tea point are located to one side. A DDA compliant WC is adjacent. A security alarm is fitted for additional security.

Externally, there are allocated parking spaces for 6 vehicles plus shared parking.

**SCHEDULE OF ACCOMMODATION:**

Gross Internal Area: 2,653sq.ft / 246sq.m

**LEASE TERMS:**

Available on flexible leasehold terms, at an annual rent of £29,000pa.excl, subject to contract and other terms. Premises are let on internal repairing and insuring terms, with a service charge to cover landlord's costs associated with insurance, and the maintenance of the exterior, building structure and maintenance of the common parts. Reviewed in 2025/26 the service cost is £1,747.76pa and Insurance cost £1,394pa.

**VAT:**

All the above rentals are quoted exclusive of VAT.

**LEGAL COSTS:**

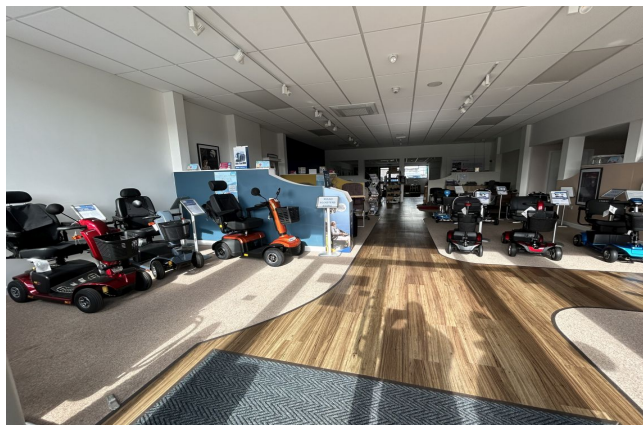
Each party to bear their own costs.

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating for this property is D(90).

**ANTI-MONEY LAUNDERING:**

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

**BUSINESS RATES:**

We refer you to the government website [www.tax.service.gov.uk/view-my-valuation/search](http://www.tax.service.gov.uk/view-my-valuation/search) which shows that the current rateable value is £34,000. To find out how much business rates will be payable there is a business rates estimator service via the website.

**VIEWING AND CONTACT INFORMATION:**

Strictly through Listers. Please contact:-

**Gareth Forrest**

01752 222135

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





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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