



7 STRODE ROAD, STRODE ROAD, PLYMPTON, PLYMOUTH, PL7 4AY

TO LET FROM £60,000pa

Listers
PROPERTY CONSULTANTS



LOCATION:

Strode Road is a high-profile prominent corner plot located within the popular area of Newnham Industrial Estate, Plympton. The A38 dual carriageway lies circa 2 miles south of 7 Strode Road, giving easy access to Plymouth city centre, to Cornwall via the Tamar Bridge and connecting with the M5 motorway at Exeter.

Situated on the eastern side of Plymouth, in close proximity to a range of local businesses including: Aldi, Belgrave Commercials, Wheeltec, Rodgers Wholesale foods, Eden Springs, HSL, Tamar Caravans and Motorhomes.

DESCRIPTION:

The property comprises a semi-detached industrial unit historically a national tyre and exhaust centre. The property was constructed in two parts plus a single storey office extension.

The entrance and customer reception fronting Strode Road comprising open plan reception plus second managers office.

Workshop 1 is set under a dual-pitched roof with min eaves of 6.15m rising to the apex at 6.34m. Previously used as a MOT bay. The workshop has a pair of roller shutter doors each 3.80m wide and 4.48m high.

Workshop 2 is set under a mono-pitched roof with min eaves 4.64m rising to 8.02m at apex. The previous use was a three-bay workshop with tyre fitting and storage.

Staff welfare facilities are located in Workshop 2 comprising DDA compliant WC plus further WCs. Above the welfare there is a staff tea point area comprising a range of base units, sink etc.

Externally there is a substantial yard area providing palisade compound, customer parking and ample additional yard space.

SCHEDULE OF ACCOMMODATION:

Area	Sq Ft	Sq M
Workshop 1	1,844	171
Workshop 2	3,393	315
Office 1	321	30
Office 2	114	11
First Floor	147	14
Total	5,818	541

LEASE TERMS:

The property is available TO LET on new FR&I Lease terms, subject to contract, from £60,000pa+VAT.

PLANNING:

The business use is established Sui Generis. Alternative uses may be considered subject to planning.

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, www.tax.service.gov.uk/view-my-valuation/search, which shows that the current rateable value is £43,500. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The energy rating for this property is C (51).

VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:-

Gareth Forrest

01752 222135

Email enquiries@listers.uk.com

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